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

Regular Meeting -- Wednesday, July 15, 2026

at 10:00 A.M.

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

OFFICIAL RECORD.

VOLUME II

BRANDON JOHNSON
Mayor

ANDREA M. VALENCIA
City Clerk

Continued from Volume I
on page 46946

COMMITTEE ON HOUSING AND REAL ESTATE.

AMENDMENT OF CHAPTER 2-44 OF MUNICIPAL CODE BY ADDING NEW SECTION 2-44-170 REGARDING REQUIREMENTS FOR LOW-INCOME HOUSING TAX CREDIT QUALIFIED ALLOCATION PLANS.

[SO2025-0017573]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from Alderperson Martin for the amendment of Municipal Code Chapter 2-44 by adding new Section 2-44-170 regarding requirements for Low-Income Housing Tax Credit Qualified Allocation plans (city-wide) (SO2025-0017573), having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the said proposed substitute ordinance transmitted herewith.

The recommendation was passed as substituted 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 allocates Low-Income Housing Tax Credits (LIHTC) and other funds to advance the construction, preservation and rehabilitation of affordable housing in the City; and

WHEREAS, The City has an interest in producing high quality, long-lasting affordable housing and maximizing value of limited resources; and

WHEREAS, The City has an interest in ensuring that our developer partners -- the recipients of tax credits and other funds -- effectively steward taxpayer resources while also providing flexibility and setting those partners up for success; and

WHEREAS, The City values promoting transparency and data sharing; now, therefore,

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

SECTION 1. Section 2-44-050 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, and by adding the language underscored, as follows:

2-44-050 Commissioner Of Housing -- Powers And Duties.

(a) The Commissioner is authorized to:

(Omitted text is unaffected by this ordinance.)

(7) ~~Either~~ Subject to and in accordance with Section 2-44-055, either personally or through a designee, administer ~~and/or~~ allocate low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code of 1986 (for purposes of this section, "Section 42") in connection with qualified low-income housing projects.

(8) ~~Enter~~ Subject to and in accordance with Section 2-44-055, enter into, negotiate, and execute such agreements or documents and to promulgate and amend such rules as are necessary to: (A) maximize the use of low-income housing tax credits administered and/or allocated by the City; and (B) expend funds appropriated to the Department in connection with qualified low-income housing projects for expanding affordable housing within the City, all consistent with the requirements of Section 42 and any regulations promulgated thereunder.

(Omitted text is unaffected by this ordinance.)

SECTION 2. Chapter 2-44 of the Municipal Code of Chicago is hereby amended by inserting a new Section 2-44-055, as follows:

2-44-055 Credit Allocations And Affordable Housing Developments.

(a) Definitions. Whenever used in this section, the following words and phrases shall have the following meanings:

"Affordable housing development" means the construction, addition, or rehabilitation of rental housing, or the conversion of any building or buildings into rental housing, that is or will be under common ownership, management, and financing and is or will be assisted with City financial assistance as a single undertaking, in which, at the conclusion of the construction, rehabilitation, or conversion: (A) at least some portion of the dwelling units are affordable to eligible households, as those terms are defined by Section 2-44-085(B); (B) the rental housing consists of ten or more dwelling units; and (C) the rental housing has received City financial assistance.

"Change order" means any written modification to the approved plans, specifications, scope of work, construction contract, project budget, schedule, materials, or method of construction for an affordable housing development, including any change that increases or decreases development costs, reallocates budgeted amounts, alters the approved scope, or affects the timing, quality, design, or completion of work related to the affordable housing development.

"City financial assistance" means any financial assistance provided by the Department through grants, direct or indirect loans, or allocation of tax credits for the development of residential housing units.

"Contingency reserve" means the construction contingency reserve account included in an affordable housing development's project budget for the purpose of addressing reasonably necessary changes in construction cost or scope.

"Draw package" means any request, requisition, application, or package submitted by or on behalf of any sponsor, owner, developer, or general contractor, or their respective agents, for the disbursement or release of City financial assistance administered by the Department in connection with costs incurred or to be incurred for an affordable housing development.

"Related change orders" means change orders which arise from the same or substantially similar underlying facts, circumstances, causes, field conditions, design issues, scope modifications, trade work, corrective measures, or another common factual basis, regardless of whether they are submitted together or separately.

"Sponsor" means the person or entity that: (A) applies for City financial assistance for an affordable housing development, and (B) directly or indirectly controls the owner of that affordable housing development.

"Unit mix" means the number and distribution of dwelling units by bedroom count in an affordable housing development.

(b) The Department's policies related to construction contingency, cost savings, change orders, and construction close-out applying to affordable housing developments selected, funded, or governed by any Qualified Allocation Plan published by the Department on or after January 1, 2027, shall conform with the following:

(1) All affordable housing developments shall be underwritten by the Department with a project-specific contingency reserve, which shall be determined according to a defined and transparent policy and is subject to reasonable modifications on a project-specific basis at the sole discretion of the Commissioner. The general policy for establishing contingency reserve amounts shall be to apply a percentage to the combined sum of trade payments, site work, general contractor general conditions, general contractor overhead, and general contractor profit items, as reflected in the budget for the applicable affordable housing development.

(2) Such contingency reserve is generally to be held by the sponsor, to the extent allowable by law and funding requirements, and within reasonable limits established by the Commissioner to protect the interest of the Department, ensure the timely delivery of the affordable housing development as approved by the Department, and steward taxpayer resources.

(3) After completion of an affordable housing development, cost savings and unspent contingency reserve may be retained by the sponsor, to the extent allowable under any applicable law and funding requirements. The specific use of available funds upon project completion shall be among the permissible uses established by rules promulgated by the Commissioner and shall be agreed upon prior to financial closing.

(4) Except for change orders subject to subsection (b)(4)(A), the Department may not require prior approval of any change order if such sponsor certifies to the Department that the change order complies with applicable law and funding requirements. Such notice shall include documentation and certifications as may be reasonably necessary to support such change order.

(A) The Department may establish administrative procedures for the review and approval of change orders listed in subsection (b)(4)(A)(1) and (2); provided, however, such procedures shall be designed to prioritize timely progression of construction and avoid unnecessary administrative delays, and may not impose any requirements which conflict with those set forth in this subsection (b)(4)(A). Change orders may be subject to prior approval under this section if:

(1) The change order (i) modifies the approved unit count, unit mix, or affordability restrictions; (ii) materially affects any legally or contractually required accessibility features or any element necessary to comply with any applicable accessibility laws or regulations; (iii) materially alters approved amenities, community spaces, or other significant project features represented in the Department-approved plans and specifications; or (iv) results in expenditures that are not allowable under any applicable law or funding requirements; or

(2) The change order, the sum of related change orders, or the sum of all change orders associated with any one draw package, would consume the greater of twenty thousand dollars (\$20,000) or twenty percent (20%) of the remaining contingency reserve balance.

(B) Notwithstanding anything herein to the contrary: (1) change orders may not be divided, sequenced, or separately submitted for the purpose of avoiding prior approval under this section; and (2) draw packages submitted to the Department shall include complete, accurate, and properly assembled documentation as required by the Department for evaluation and processing of any request for the disbursement or release of City financial assistance.

(C) Nothing in this section shall be construed to limit the rights or remedies available to the City at law or equity, or to waive or impair any rights or remedies available to the City under any agreement providing City financial assistance, including, but not limited to, any provision granting the City the right to examine books and records, require corrective action or other mitigation, or exercise available remedies following an event of default.

(5) The Department shall authorize occupancy of an affordable housing development when the Department has determined that all of the following conditions have been satisfied: (i) the Department of Buildings has issued a of a final certificate of occupancy pursuant to Sections 14-A-7-702.1 and 14A-7-702.2 of this Code; (ii) the Department has received a valid certificate of insurance for the affordable housing development; (iii) the Department has received a certificate of substantial completion from the architect of record; (iv) the architect of record has submitted a punch list for the affordable housing development; and (v) the Mayor's Office for People with Disabilities has submitted confirmation of its accessibility inspection and verified compliance.

(c) The Department shall issue, no less than annually, a public report on the status of all affordable housing developments that have been preliminarily accepted by the Department for financing, are under construction, or have completed construction since the last report. Each report shall include, subject to the reasonable discretion of the Department, the following information for each development:

- (1) The common address(es) and City ward(s);
- (2) Date of conditional commitment of City financial assistance;
- (3) For affordable housing developments underway pursuant to a financial closing that enables the affordable housing project to commence, the date of financial closing;
- (4) Number of affordable and total units;

(5) Total development cost; and

(6) For affordable housing developments recently completed, the date of completion.

(d) The Department shall make available, no less than quarterly, a public dataset or report summarizing the Department's metrics for:

(1) The average processing time for waiver requests related to architectural or technical standards applicable to affordable housing developments, measured from the date that the Department receives a complete waiver request to the date the Department issues its final disposition of said waiver request in writing;

(2) The average processing time for charge order requests, measured from the date the Department receives a complete change order package to the date the Department issues its final disposition of said change order request in writing;

(3) The average processing time for draw package reviews measured from the date a complete draw package is received by the Department to the date of the Department's final disposition or approval of disbursement in connection with said draw package;

(4) The average number of days between the date of financial closing that enables the affordable housing development to commence construction and the Department's issuance of notice to proceed for the affordable housing development; and

(5) The average number of days between the Department of Buildings' issuance of a final certificate of occupancy for any affordable housing development pursuant to Sections 14A-7-702.1 and 14A-7-702.2 of the Code and the Department's issuance of permission to occupy the affordable housing development.

(e) The Commissioner is authorized to promulgate rules necessary to implement, administer, and enforce this section, including, but not limited to, rules preventing evasion or circumvention of this section and rules requiring retention of supporting documentation and certifications for change orders.

(f) The obligations of the Department in subsections (c) and (d) shall begin no later than June 30, 2027, and expire on June 30, 2032.

(g) In the event of any conflict between the provisions of this Section 2-44-055 and Section 42 of the Internal Revenue Code of 1986 ("Section 42") and the applicable Treasury regulations under Section 42 (the "Tax Credit Regulations"), Section 42 and the Tax Credit Regulations shall control.

SECTION 3. This ordinance takes effect upon passage and publication.

SALE OF CITY-OWNED PROPERTY AT VARIOUS SIDE YARD LOCATIONS
THROUGHOUT CITY TO VARIOUS BUYERS UNDER CHIBLOCKBUILDER
PLATFORM.

[O2026-0026376]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at various side yard locations throughout City to various buyers under ChiBlockBuilder platform (O2026-0026376), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 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 vacant property; and

WHEREAS, The Department accepted applications for the City Lots beginning on October 1, 2025 and ending on November 17, 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 October 2, 9, 16, 23 and 30 and November 6 and 13, 2025; and

WHEREAS, Eligible side yard buyers had to meet the following qualifications: (1) own and live on property directly next to the City lot; (2) be able to maintain and care for the 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 each City Lot to the respective Buyer identified on Exhibit A hereto, subject to a deed restriction requiring the Buyer to improve the City Lot as a landscaped side yard and own the property for a minimum period of five years after closing; and

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

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

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

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

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

1. Covenant To Improve Side Yard With Landscaped Open Space; Restriction On Conveyance. Buyer: (a) shall improve and maintain the City Lot with landscaped open space (meaning grass, cultivated ornamental shrubs, plants, trees or a combination thereof) within six months of the date of this Deed, provided that

plantings may be delayed for an additional six months if consistent with good landscaping practices; (b) shall not construct any permanent improvements on the City Lot without first obtaining the consent of the Department of Planning and Development, excluding additions to Buyer's primary residence or a garage appurtenant thereto; (c) shall maintain the City Lot in accordance with the provisions of the Municipal Code of Chicago; and (d) shall not convey, assign or otherwise transfer the City Lot.

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

2. **Environmental Documents Review.** The City, acting through its Bureau of Environmental, Health and Safety Management in the Department of Fleet and Facility Management ("Bureau"), has conducted a limited review ("Limited Review") of certain City records and other information ("Review Documents") in an effort to identify potential environmental concerns associated with the City Lot. Buyer acknowledges and agrees that Buyer has previously received a summary of the Bureau's Limited Review, and that the City has made all Review Documents available to Buyer for inspection and copying upon request.
3. **Limited Nature Of City's Limited Review.** Buyer acknowledges and agrees that the City does not represent or warrant that the Bureau's methodology for, or findings from, its Limited Review are accurate or complete or that the environmental condition of or risks to the City Lot are consistent with the Bureau's summary of its Limited Review. Buyer acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the City Lot, and that the City's review of the Review Documents was limited. Buyer acknowledges and agrees that the Bureau's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Lot, and that there may be other conditions, uses, and sources or types of contamination affecting the City Lot. Buyer acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Lot.
4. **Historic Contamination Of Urban Land.** Buyer acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other

contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).

5. "As Is", "Where Is" And "With All Faults" Conveyance. Buyer acknowledges and agrees that Buyer has had an opportunity to inspect the City Lot and is relying solely upon Buyer's own inspection and other due diligence activities that Buyer may have conducted in determining whether to acquire the City Lot, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Buyer acknowledges and agrees that the City Lot is being conveyed, and Buyer accepts the City Lot, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Lot or the suitability of the City Lot for any purpose whatsoever. Buyer acknowledges and agrees that Buyer is solely responsible for any investigation and remediation work necessary to put the City Lot in a condition which is suitable for its intended use.
6. Release Of City. Buyer, on behalf of Buyer and Buyer's heirs, transferees, successors and assigns, and anyone claiming by, through or under any of them, hereby releases, relinquishes and forever discharges Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants, from and against any and all claims, demands, losses, damages, liabilities, costs and expenses (including, without limitation, reasonable attorney's fees and court costs) based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Lot.
7. Affordable Housing And Municipal Code Requirements. Buyer acknowledges and agrees that the sale of City-owned land may trigger Section 2-44-085 of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced, the "Affordable Requirements Ordinance"), and therefore, that a future residential project on the City Lot may be subject to the requirements of the Affordable Requirements Ordinance. Buyer also acknowledges and agrees that other provisions of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced) apply to the City Lot and Buyer's use, maintenance, and transfer of the City Lot.

SECTION 4. The Commissioner of the Department ("Commissioner"), or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance, with such changes, deletions and insertions as shall be approved by the Commissioner or the Commissioner's designee. Such documents may contain terms and provisions

that the Commissioner or the Commissioner's designee deems appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title with respect to the City Lot or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

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

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

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

Exhibit "A".

*ChiBlockBuilder -- Side Yard Buyers,
Legal Descriptions And Prices.*

(Legal Descriptions Are Subject To Title Commitment And Survey)

City Lot 1:

Lot 32 in Pearce and Reynolds Subdivision of Block 6 in Taylor and Kreighs Subdivision of the east half of the northwest quarter of Section 4, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

534 West Root Street
Chicago, Illinois 60609.

Permanent Index Number:

20-04-115-031-0000.

Buyer:	Lauren Tatum
Buyer's Address:	538 West Root Street Chicago, Illinois 60609
Market Value ("as is"):	\$33,689
Purchase Price (10% of Value):	\$3,369

City Lot 2:

Lot 49 in Block 5 in our home addition to Chicago, being a subdivision of the east 1/2 of the northeast 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1501 South Keeler Avenue
Chicago, Illinois 60623.

Permanent Index Number:

16-22-227-001-0000.

Buyer:	Raquel Berrios
Buyer's Address:	1505 South Keeler Avenue Chicago, Illinois 60623
Market Value ("as is"):	\$9,393
Purchase Price (10% of Value):	\$939

City Lot 3:

Lot 13 in Block 2 in Butler, Cummings and Scully's Subdivision of part of Munson's Addition to Chicago, in the southeast quarter of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4036 West Polk Street
Chicago, Illinois 60624.

Permanent Index Number:

16-15-413-030-0000.

Buyer:	Pamela Ellis
Buyer's Address:	4034 West Polk Street Chicago, Illinois 60624
Market Value ("as is"):	\$9,348
Purchase Price (10% of Value):	\$935

City Lot 4:

Lot four (4) in Block two (2) in J. Young Scammon's South Park Boulevard Subdivision of part of the northeast quarter (1/4) of the southeast quarter (1/4) of the northwest quarter (1/4) of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4108 South Calumet Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-116-013-0000.

Buyer:	Valerie Beavers
Buyer's Address:	4106 South Calumet Avenue Chicago, Illinois 60653
Market Value ("as is"):	\$77,926
Purchase Price (10% of Value):	\$7,793

City Lot 5:

Lot 10 (except the east 11 feet $3\frac{3}{8}$ inches thereof) and the east 16 feet $3\frac{7}{8}$ inches of Lot 11 in Block 1 in Ward's Subdivision of the east 1/4 of the west 1/2 of the southeast 1/4 of Section 11, Township 39 North, Range 13 (except the east 33 feet and the north 395 feet lying south of railroad right-of-way), East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3423 West Walnut Street
Chicago, Illinois 60624.

Permanent Index Number:

16-11-410-016-0000.

Buyer:	Angela Azmitia
Buyer's Address:	3421 West Walnut Street Unit 2 Chicago, Illinois 60609
Market Value ("as is"):	\$10,805
Purchase Price (10% of Value):	\$1,081

City Lot 6:

Lot 15 in Block 6 in Englewood on the Hill, a subdivision of the southeast 1/4 of the southeast 1/4 of Section 18, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

6236 South Paulina Street
Chicago, Illinois 60636.

Permanent Index Number:

20-18-429-032-0000.

Buyer:	Arielle Townsel
Buyer's Address:	6234 South Paulina Street Chicago, Illinois 60636
Market Value ("as is"):	\$9,315
Purchase Price (10% of Value):	\$932

City Lot 7:

The south 20 feet of Lot 23 and the north 10 feet of Lot 24 in Block 10 in George K. Shoenberger's Subdivision of the west three-fourths of the north 40 rods of the southeast quarter of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

713 South Central Park Avenue
Chicago, Illinois 60624.

Permanent Index Number:

16-14-404-005-0000.

Buyer:	Edward Braboy
Buyer's Address:	711 South Central Park Avenue Chicago, Illinois 60624
Market Value ("as is"):	\$14,999
Purchase Price (10% of Value):	\$1,500

City Lot 8:

Lot 149 in Weddell and Cox's Addition to Englewood, said addition being a subdivision of the east 1/2 of the southwest 1/4 of Section 20, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

6715 South Loomis Boulevard
Chicago, Illinois 60636.

Permanent Index Number:

20-20-304-010-0000.

Buyer:	Melon Greene and ShaQuane Davenport
Buyer's Address:	6719 South Loomis Boulevard Chicago, Illinois 60636
Market Value ("as is"):	\$13,578
Purchase Price (10% of Value):	\$1,358

City Lot 9:

Lots 32 and 33 in Block 90 in Washington Heights, being a resubdivision of Lots 1 and 2 in Block 13, all of Block 14, Lots 7 to 63, inclusive, in Block 20, Lots 1, 2 and 3 in Block 21, and all of Blocks 24, 25, 28 and 29, all in Sections 18 and 19, also a subdivision of the west 1/2 of the northwest 1/4 of Section 20 and that portion of the east 1/2 of the southwest 1/4 in Section 19, east of Prospect Avenue, all in Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

11475 South Church Street
Chicago, Illinois 60643.

Permanent Index Number:

25-19-225-021-0000.

Buyer:	Mekketta Holmes
Buyer's Address:	11471 South Church Street Chicago, Illinois 60643
Market Value ("as is"):	\$37,573
Purchase Price (10% of Value):	\$3,757

City Lot 10:

Lot 30 being a subdivision of Block 3 in Harding's Subdivision of the west 1/2 of the northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3510 West Huron Street
Chicago, Illinois 60624.

Permanent Index Number:

16-11-201-038-0000.

Buyer:	Daniel Jackson
Buyer's Address:	3512 West Huron Street Chicago, Illinois 60624
Market Value ("as is"):	\$15,870
Purchase Price (10% of Value):	\$1,587

City Lot 11:

Lot 44 in Thomas J. Divens Subdivision of Block 1 in Harding's Subdivision of the west 1/2 of the northwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

740 North Hamlin Avenue
Chicago, Illinois 60624.

Permanent Index Number:

16-11-103-023-0000.

Buyer:	Gustavo Hernandez Rodriguez
Buyer's Address:	738 North Hamlin Avenue Chicago, Illinois 60624
Market Value ("as is"):	\$24,349
Purchase Price (10% of Value):	\$2,435

City Lot 12:

Lot 17 in Block 14 in Diven's Subdivision of Blocks 12 and 14 in W.J. Morton's Subdivision of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

416 North Lawndale Avenue
Chicago, Illinois 60624.

Permanent Index Number:

16-11-131-043-0000.

Buyer:	Karen Pirog
Buyer's Address:	414 North Lawndale Avenue Chicago, Illinois 60624
Market Value ("as is"):	\$19,005
Purchase Price (10% of Value):	\$1,901

City Lot 13:

Lot 7 in Block 3 in Jones Subdivision of the west 1/2 of the northeast 1/4 south of Barry Point Road except the east 7 acres thereof in Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

2943 West Adams Street
Chicago, Illinois 60612.

Permanent Index Number:

16-13-116-008-0000.

Buyer:	Christina Tubbs
Buyer's Address:	2939 West Adams Street Chicago, Illinois 60612
Market Value ("as is"):	\$23,387
Purchase Price (10% of Value):	\$2,339

City Lot 14:

Lot 20 in Block 4 in Rust and Gilchrist's Subdivision of the southeast 1/4 of the northeast 1/4 of the northeast 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

647 North Spaulding Avenue
Chicago, Illinois 60624.

Permanent Index Number:

16-11-214-004-0000.

Buyer:	Angel Montano
Buyer's Address:	645 North Spaulding Avenue Chicago, Illinois 60624
Market Value ("as is"):	\$18,773
Purchase Price (10% of Value):	\$1,877

City Lot 15:

Lot 20 in Block 39 in West Pullman, a subdivision in the west 1/2 of the northeast 1/4 and the northwest 1/4 of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

12241 South Union Avenue
Chicago, Illinois 60628.

Permanent Index Number:

25-28-126-013-0000.

Buyer:	Eric Roberts
Buyer's Address:	12237 South Union Avenue Chicago, Illinois 60628
Market Value ("as is"):	\$6,237
Purchase Price (10% of Value):	\$624

City Lot 16:

Lot 64 in William B. Weigel's Subdivision of the west 1/2 of the northwest 1/4 of the southwest 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

1004 North Harding Avenue
Chicago, Illinois 60651.

Permanent Index Number:

16-02-309-032-0000.

Buyer:	Ramona Roofoe
Buyer's Address:	1006 North Harding Avenue Chicago, Illinois 60651
Market Value ("as is"):	\$12,511
Purchase Price (10% of Value):	\$1,251

City Lot 17:

Lot 30 Block 3 in S. Montgomery Smith & Company's Resubdivision of Block 5 of Fitch's Subdivision of Block 5, 6 and all 11 of F. Harding's Subdivision of the west 1/2 of the northwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3938 West Ohio Street
Chicago, Illinois 60624.

Permanent Index Number:

16-11-110-030-0000.

Buyer:	Lashion Chester
Buyer's Address:	3936 West Ohio Street Chicago, Illinois 60624
Market Value ("as is"):	\$4,950
Purchase Price (10% of Value):	\$495

City Lot 18:

Lot 26 in Block 2 in D.S. Lee's Subdivision of that part north of Barry Point Road of the east 1/2 of the northwest 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

2916 West Fifth Avenue
Chicago, Illinois 60612.

Permanent Index Number:

16-13-103-038-0000.

Buyer:	Orlando Cedeno
Buyer's Address:	2918 West Fifth Avenue Chicago, Illinois 60612
Market Value ("as is"):	\$17,860
Purchase Price (10% of Value):	\$1,786

City Lot 19:

Lot 17 in Block 4 in Hurds Addition to West Pullman, a subdivision of Lots 4 and 5 in Andrews Subdivision of the east 1/2 of the southwest 1/4 of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

12327 South Wallace Street
Chicago, Illinois 60628.

Permanent Index Number:

25-28-304-015-0000.

Buyer:	Denedra Watson
Buyer's Address:	12333 South Wallace Street Chicago, Illinois 60628
Market Value ("as is"):	\$6,151
Purchase Price (10% of Value):	\$615

City Lot 20:

Lot 3 in Block 4 in New Ashland, being a subdivision of the west 1/2 of the southwest 1/4 of the southwest 1/4 of Section 8, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

5404 South Laflin Street
Chicago, Illinois 60609.

Permanent Index Number:

20-08-317-021-0000.

Buyer:	Troy Lee Young and Lelia Mae Young
Buyer's Address:	5408 South Laflin Street Chicago, Illinois 60609
Market Value ("as is"):	\$9,340
Purchase Price (10% of Value):	\$934

City Lot 21:

Lot 27 in Block 60 in South Chicago, a subdivision of the Calumet and Chicago Canal Dock Company, in fractional Sections 5 and 6, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3344 East 91st Street
Chicago, Illinois 60617.

Permanent Index Number:

26-05-110-033-0000.

Buyer:	Crystal Marshall
Buyer's Address:	3346 East 91 st Street, Chicago, Illinois 60617
Market Value ("as is"):	\$10,178
Purchase Price (10% of Value):	\$1,018

City Lot 22:

Lot 31 in Block 2 in Richard S. Cox Jr.'s Subdivision of 10 acres in the southeast 1/4 of the southwest 1/4 of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

6156 South Ada Street
Chicago, Illinois 60636.

Permanent Index Number:

20-17-320-047-0000.

Buyer:	Willie Jones
Buyer's Address:	6154 South Ada Street, Chicago, Illinois 60636
Market Value ("as is"):	\$8,720
Purchase Price (10% of Value):	\$872

SALE OF CITY-OWNED PROPERTY AT 3527 W. ADAMS ST., 3500 W. JACKSON BLVD., 339 S. HOMAN AVE. AND 3321 W. GLADYS AVE. TO CITIZENS BUILDING A BETTER COMMUNITY LLC UNDER CHIBLOCKBUILDER MISSING MIDDLE INFILL HOUSING INITIATIVE.

[O2026-0026401]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026, and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 3527 West Adams Street, 3500 West Jackson Boulevard, 339 South Homan Avenue, 3321 West Gladys Avenue to Citizens Building a Better Community LLC under ChiBlockBuilder Missing Middle Infill Housing Initiative (28th Ward) (O2026-0026401), having 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 vacant land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

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

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

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

WHEREAS, The MM Initiative seeks qualified developers to construct housing for sale to owner-occupants in furtherance of restoring neighborhood density, expanding homeownership, and supporting community revitalization efforts; and

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

WHEREAS, The Department issued a Request for Applications through ChiBlockBuilder for the sale of 33 vacant City lots in 7 clusters in McKinley Park, West Garfield Park, and East Garfield Park, including the cluster of properties legally described on Exhibit A attached hereto (each, a "City Lot" and collectively, the "City Lots"), for construction of townhouses and two-to-six-unit residential buildings; and

WHEREAS, The Department accepted applications for the City Lots beginning on October 1, 2025 and ending on November 17, 2025 (the "Application Period"); and

WHEREAS, Public notices directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale during the Application Period were published in the *Chicago Tribune* on October 2, 9, 16, 23 and 30, and November 6 and 13, 2025; and

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

WHEREAS, The Department selected Citizens Building a Better Community LLC, an Illinois limited liability company, or a related entity or principal party ("Selected Applicant"), for the sale of the City Lots for One Dollar (\$1.00) per tax parcel (the "Purchase Price") for the construction of the project described on Exhibit A and depicted on Exhibit D (the "Project"); and

WHEREAS, A summary of the reasons for selecting the Selected Applicant and declining the other applications for the City Lots ("Proposals") is provided on Exhibit B attached hereto; and

WHEREAS, The City finds it is in its best interest to sell the City Lots to the Selected Applicant or to a land trust of which the Selected Applicant is the sole beneficiary, or to an entity of which the Selected Applicant is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Selected Applicant approved by the Department (the "Developer"); and

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

WHEREAS, The combined market value of the City Lots as of September 24, 2025, as determined by CBRE, is \$104,100.23; and

WHEREAS, The Selected Applicant applied for a grant for the construction of the Project from the City's Housing and Economic Development bond and received a conditional commitment from the Department in the amount of \$4,500,000.00; and

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Lots for the Purchase Price in their "as is" condition to the Developer. This approval is expressly conditioned upon the City entering into the Redevelopment Agreement with the Developer. If the Developer fails to close on the Redevelopment Agreement within ten (10) months of the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Developer shall pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed or deeds (each a "Deed") conveying the City Lots to the Developer subject to those covenants, conditions and restrictions set forth in the Redevelopment Agreement and herein. The Deed shall be in substantially the form attached hereto as Exhibit C.

SECTION 4. The Commissioner, or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel, as to form and legality, to negotiate, execute and deliver such documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance and the Redevelopment Agreement. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City Lots or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

SECTION 5. This Project will be issued a waiver from Chapter 16-18 of the Municipal Code, the Open Space Impact Fee Ordinance, pursuant to Section 16-18-070, Individualized Assessment of Impact.

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

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

SECTION 8. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity of such provision shall not affect any of the other provisions of this ordinance.

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

[Exhibit "D" referred to in this ordinance printed on
pages 46980 through 46983 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Lots And Project Description.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Missing Middle Round	3
Ward/Community Area	28/East Garfield Park
Cluster	A
TIF Area	Not Applicable
Project Description	Construction of six (6) three-flats and three (3) four-flats with a total of 30 dwelling units

Address	PIN	Size (feet ²)	Market Valuation	Buildings Per Parcel	Phase
1. 3527 West Adams Street	16-14-208-008-0000	3,500.0	\$10,725.60	1	1
2. 3500 West Jackson Boulevard	16-14-208-022-0000	9,286.8	\$37,268.63	3	1
3. 339 South Homan Avenue	16-14-221-001-0000	12,159.0	\$48,636.00	4	1
4. 3321 West Gladys Avenue	16-14-222-002-0000	2,490.0	\$ 7,470.00	1	1

Parcel 1:

Lot 11 In Block 6 in Central Park Addition to Chicago, being a subdivision of that part of the west 1/2 of the northeast 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, lying north of Barry Point Road, in Cook County, Illinois.

Common Address:

3527 West Adams Street
Chicago, Illinois 60624.

Permanent Index Number:

16-14-208-008-0000.

Parcel 2:

The east 10 feet of Lot 36 and all of Lots 37 and 38 in Block 6 in Central Park Addition to Chicago said addition, being a subdivision of that part of the west 1/2 of the northeast 1/4 lying north of Barry Point Road of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:

3500 West Jackson Boulevard
Chicago, Illinois 60624.

Permanent Index Number:

16-14-208-022-0000.

Parcel 3:

Sublots 1, 2, 3 and 4 and private alley east and adjoining Sublots 1 to 4 in C.A.L. Kramer's Resubdivision of Lots 55 to 59 in Scott's Addition to Chicago, said addition, being a subdivision by Isaac Scott of the northwest 1/4 of the southeast 1/4 of the northeast 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:

339 South Homan Avenue
Chicago, Illinois 60624.

Permanent Index Number:

16-14-221-001-0000.

Parcel 4:

Lot 70 in Dr. I. Scott's Addition to Chicago, a subdivision of the northwest 1/4 of the southeast 1/4 of the northeast 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:

3321 West Gladys Avenue
Chicago, Illinois 60624.

Permanent Index Number:

16-14-222-002-0000.

Exhibit "B".
(To Ordinance)

Competing Proposals.

Applicant	Status	Decision
Citizens Building a Better Community LLC	Accepted	Strong designs, diversity of building products, spacious and modern floor plans.
Applicant Number 2	Declined	Number of units is inaccurate. Drawing elevations are missing and AI renderings are showing inaccurate brick materials.
Applicant Number 3	Declined	Experienced team with good application but very low density.
Applicant Number 4	Declined	Team lacks experience with residential infill. Units are very small/poorly designed and do not have 2 baths as application claims.
Applicant Number 5	Declined	Buildings are all 4 flats and unaffordable to a single owner. Sources are not all identified, inconsistent with uses.
Applicant Number 6	Declined	No sources and uses or budgets provided. Team lacks experience with residential infill in Chicago as developer.
Applicant Number 7	Declined	Development costs are very low. Applicants only provided floor plans from previous projects.

Exhibit "C".
(To Ordinance)

Form Of Deed.

The City of Chicago, an Illinois municipal corporation, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), for the sum of \$4.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims to Citizens Building a Better Community LLC, an Illinois limited liability company, whose offices are located at 5424 West Madison Street, Chicago, Illinois 60644 ("Grantee"), all interest and title of Grantor in the real property legally described and identified on (Sub)Exhibit A attached hereto ("Property"), pursuant to an ordinance adopted by the City Council of the City of Chicago on _____, 20____, and published at pages _____ through _____ in the *Journal of the Proceedings of the City Council* of such date (the "Project Ordinance").

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

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

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

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

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

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

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

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

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

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

Given under my hand and notarial seal on _____, 20__.

Notary Public

This Instrument Was Prepared By:

City of Chicago
Department of Law
Real Estate and Land Use Division
2 North LaSalle Street, Suite 420
Chicago, Illinois 60602

Mail Deed And Subsequent Tax Bills To:

Citizens Building a Better Community LLC
5424 West Madison Street
Chicago, Illinois 60644

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 46974
through 46976 of this *Journal*.]

Exhibit "D".
(To Ordinance)

Drawings.
(Plans Are Subject To Change With Department Approval)
(Page 1 of 4)

PLANS – CLUSTER A – 3527 W ADAMS ST

1 building | 3 units per bldg. Total Units = 3

PIN # 16-14-208-008-0000 | SQ. FT. 3,500 | Zoning: RT-4

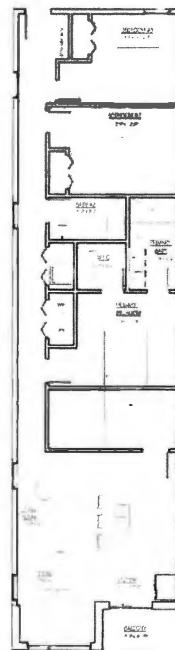
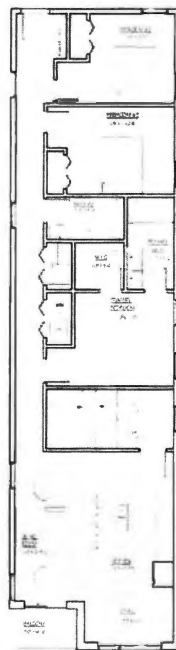
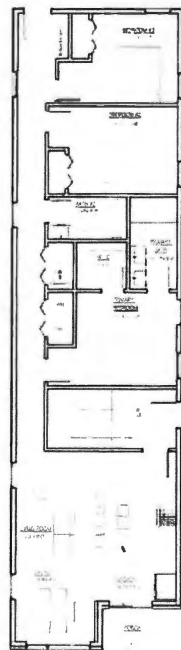
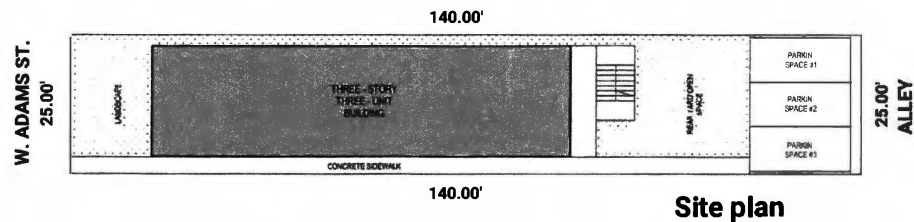


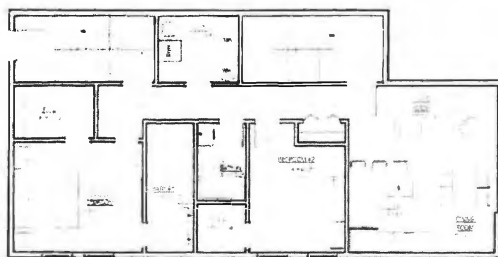
Exhibit "D".
(To Ordinance)

Drawings.
(Plans Are Subject To Change With Department Approval)
(Page 2 of 4)

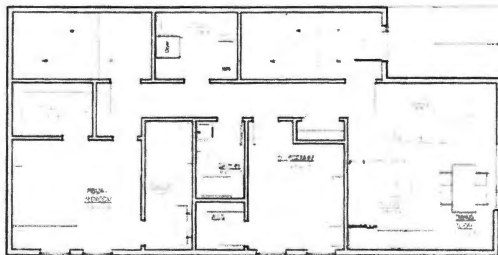
PLANS – CLUSTER A – 3500 W JACKSON BLVD

3 building | 4 units per bldg. Total Units = 12

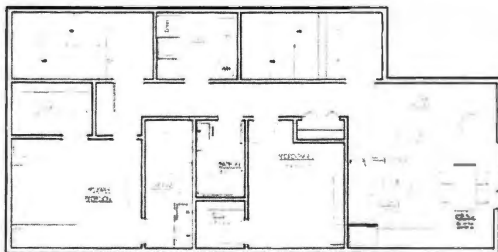
PIN # 16-14-208-022-0000 | SQ. FT. 9,286 | Zoning: RM-5



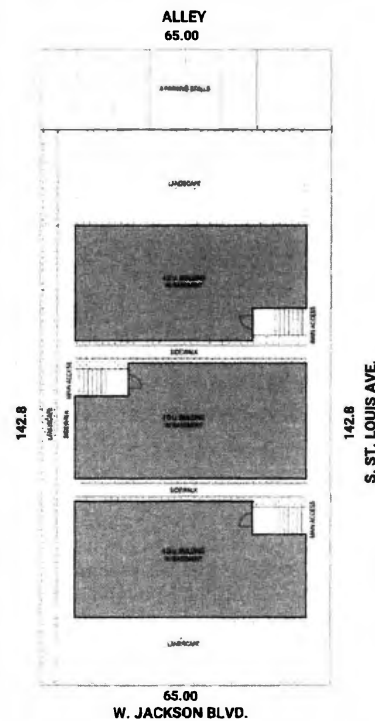
Basement



1st floor



2nd & 3rd floor



Site plan

Exhibit "D".
(To Ordinance)

Drawings.
(Plans Are Subject To Change With Department Approval)
(Page 3 of 4)

PLANS – CLUSTER A – 339 S HOMAN AVE

4 building | 3 units per bldg. Total Units = 12

PIN # 16-14-221-001-0000 | SQ. FT. 12,159 | Zoning: RM-5

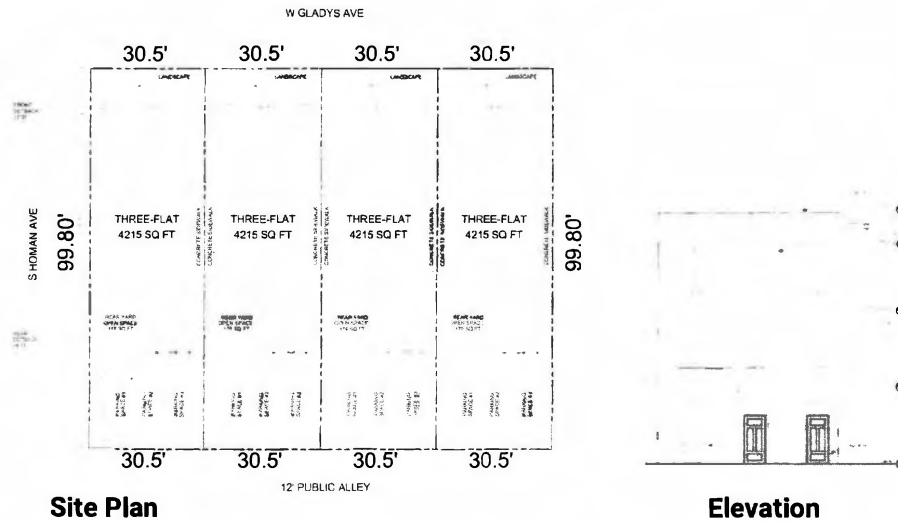


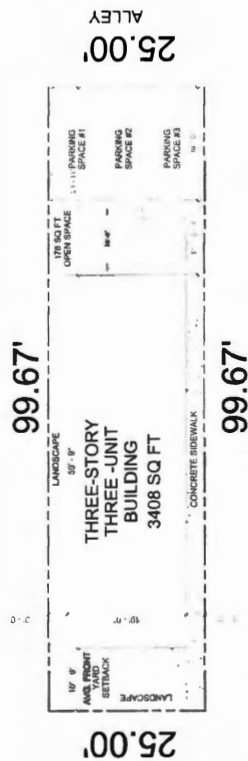
Exhibit "D".
(To Ordinance)

Drawings.
(Plans Are Subject To Change With Department Approval)
(Page 4 of 4)

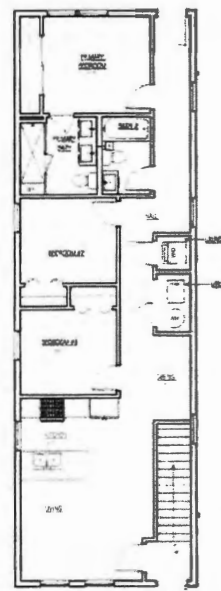
PLANS – CLUSTER A – 3321 S GLADYS AVE

1 building | 3 units per bldg. Total Units = 3

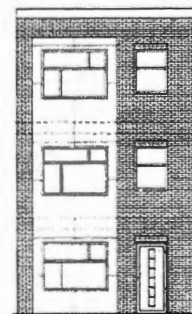
PIN # 16-14-222-002-0000 | SQ. FT. 2,490 | Zoning: RM-5



Site Plan



Typical floor plan



Elevation

SALE OF CITY-OWNED PROPERTY AT 4223 S. CALUMET AVE. TO CROWN
CONSTRUCTION COMPANY UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026379]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 4223 South Calumet Avenue to Crown Construction Company under ChiBlockBuilder platform (3rd Ward) (O2026-0026379), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 October 1, 2025, and ending on November 17, 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 October 2, 2025; October 9, 2025; October 16, 2025; October 23, 2025; October 30, 2025; November 6, 2025; and November 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 Crown Construction Company a(n) Illinois corporation ("Buyer") for the sale of the City Property for the construction of one (1) residential 3-flat building with three (3) residential units and a detached three (3) car garage, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

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

WHEREAS, The market value of the City Property as of September 24, 2025, as determined by CBRE, is \$78,597 (the "Market Value"); and

WHEREAS, The estimated cost of the Project is \$890,000.00; and

WHEREAS, The Buyer offered to purchase the City Property for \$90,000.00 (the "Purchase Price"), and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within ninety (90) days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Buyer Entity must pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed in substantially the form attached hereto as Exhibit D (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 46995 through 46997 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	3 rd Ward/Douglas Community Area
TIF Area	47 th and Dr. Martin Luther King, Jr. Drive
Approximate Size	Parcel 1: 24 x 126.25
Current Zoning	RM5
Proposed Zoning	RM5
ZBA Approval	Not Applicable

Parcel 1:

Lot 39 in Averell's Subdivision of the southeast 1/4 of the southeast 1/4 of the northwest 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4223 South Calumet Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-123-009-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Crown Construction Company	Accepted	Market rate housing	The proposal included clear plans with financial feasibility that conformed to the existing plans. Applicant's purchase price exceeded the market value listed for the City Property.
Applicant Number 2	Declined	Market rate housing	The proposal budget was unrealistic for the proposed development.
Applicant Number 3	Declined	Market rate housing	The proposal budget was unrealistic for the proposed development.

Exhibit "D".
(To Ordinance)

Form Of Deed.

The City of Chicago, an Illinois municipal corporation and home rule unit of government, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City" or "Grantor"), for and in consideration of \$90,000.00, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to ordinance [ordinance number] adopted by the City Council of the City ("City Council") on _____, and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to Crown Construction Company a(n) Illinois corporation ("Grantee"), having a principal business address of 9928 South Pulaski Road, Oaklawn, Illinois 60453.

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 shall:
(a) improve the City Property with one (1) residential 3-flat building with three (3) residential units and a detached three (3) car garage (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within one (1) month of the date of this deed, and complete construction of the Project within six (6) months 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, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property; 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. The foregoing covenants shall expire upon completion of the Project.
2. **Environmental Documents Review.** The City, acting through its Department of the Environment ("DOE"), 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 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 DOE'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 DOE'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 DOE'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) offsite migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the City Property, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Grantee acknowledges and agrees that the City Property is being conveyed, and Grantee accepts the City Property, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.
6. **Release Of City.** Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through, or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had,

now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation, (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City")

pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 20__.

Notary Public

This Instrument Was Prepared By:

City of Chicago
Department of Law
Real Estate and Land Use Division
2 North LaSalle Street, Room 420
Chicago, Illinois 60602

Mail Deed And Subsequent Tax Bills To:

Crown Construction Company
9928 South Pulaski Road
Oaklawn, Illinois 60453

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 46988 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 _____, 2026.

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 _____, 2026.

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 3)



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 2 of 3)

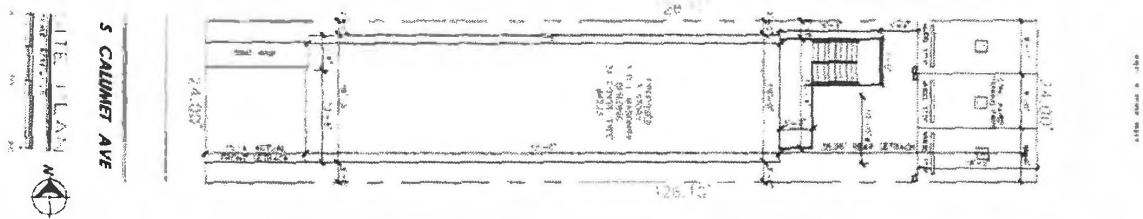
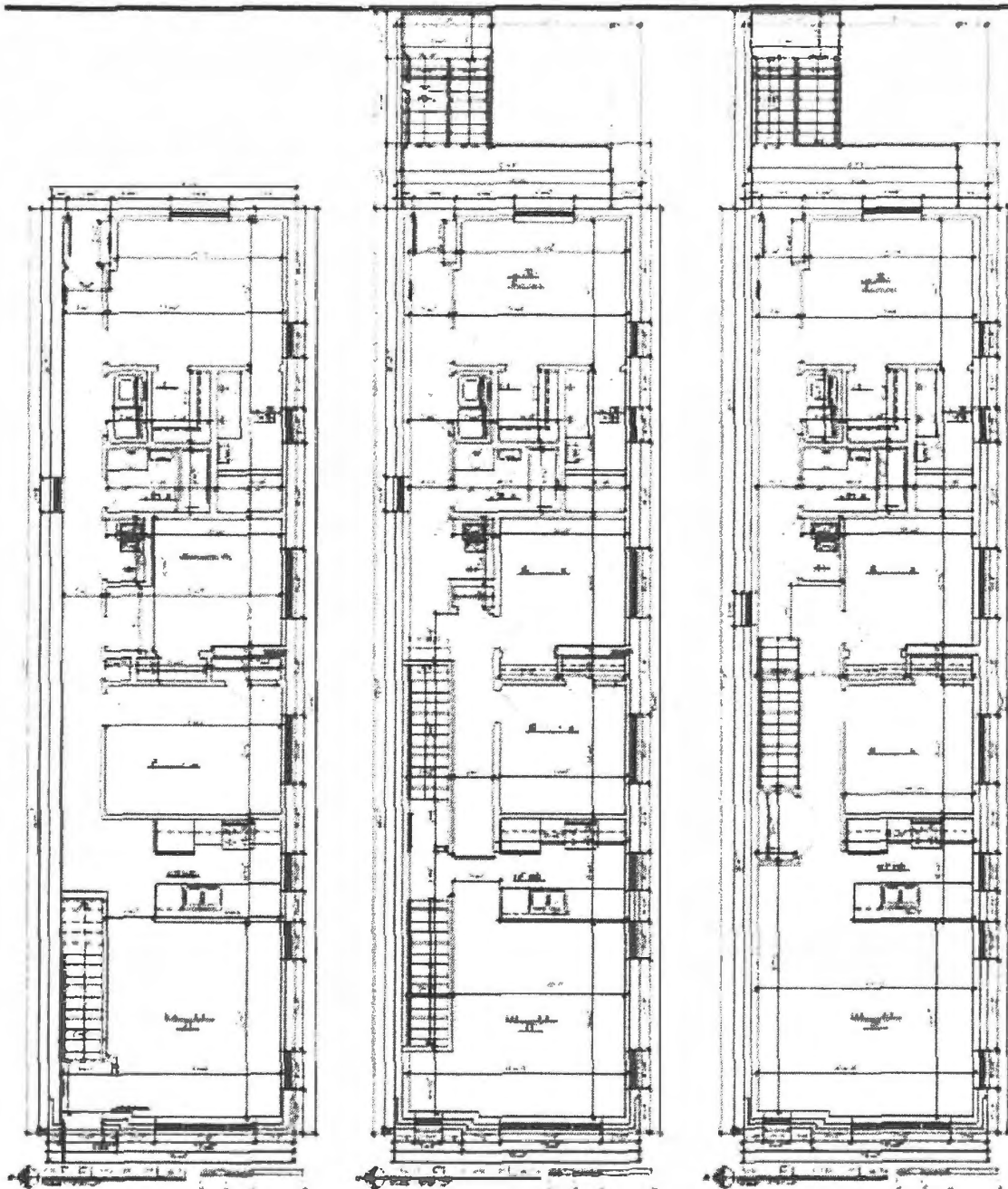


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 3 of 3)



SALE OF CITY-OWNED PROPERTY AT 4903 S. FORRESTVILLE AVE. TO
CENTER COURT DEVELOPMENT LLC UNDER CHIBLOCKBUILDER PLATFORM.
[SO2026-0026388]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 4903 South Forrestville Avenue to Center Court Development LLC under ChiBlockBuilder platform (4th Ward) (SO2026-0026388), 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 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 16, 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 and 29 and May 6 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 Center Court Development LLC, an Illinois limited liability company (the "Buyer") for the sale of the City Property for the construction of a 3-story, 12-unit residential building with a 6-car parking pad, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

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

WHEREAS, The market value of the City Property as of February 26, 2025, as determined by CBRE, is \$211,967; and

WHEREAS, The estimated cost of the Project is \$3,507,700; and

WHEREAS, The Buyer offered to purchase the City Property for \$215,000 (the "Purchase Price"), and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within ninety (90) days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Buyer Entity must pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed in substantially the form attached hereto as Exhibit D (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, subject to review and approval of the Corporation Counsel.

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

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

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

[Exhibit "B" referred to in this ordinance printed
on page 47010 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	4 th Ward/Grand Boulevard
TIF Area	Not Applicable
Size	80.75' x 125'
Current Zoning	RM5
Proposed Zoning	Not Applicable
ZBA Approval	Yes (Variance)

Lots 2 and 7 in Pierce's Subdivision of part of the north 1/2 of the southwest 1/4 of the northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4903 South Forrestville Avenue
Chicago, Illinois 60615.

Permanent Index Number:

20-10-218-001-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicants	Status	Criteria
Center Court Development LLC	Accepted	Applicant is a local developer with proven infill housing experience and the ability to finance proposals. Applicant's proposal is a high-quality, site-specific design that produces more units than competing applications, including an ARO unit.
Applicant Number 2	Declined	Applicant's proposal is not site specific and underbuilds zoning capacity.
Applicant Number 3	Declined	Incomplete submission, no experience, no proposal drawings.

*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 \$215,000, 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 ("City Council") on _____, and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to Center Court Development LLC, an Illinois limited liability company ("Grantee"), having an address of 11740 South Longwood Drive, Chicago, Illinois 60643.

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 3-story, 12-unit residential building with a 6-car parking pad (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within one hundred eighty (180) days of the date of this deed, and complete construction of the Project within one hundred eighty (180) 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. The foregoing covenants shall expire upon completion of the Project.

2. Environmental Requirements. Grantee obtained a Phase I environmental site assessment ("ESA") of the Property and a follow-up Phase II ESA prior to the date hereof. The Phase II ESA disclosed the presence of contamination exceeding residential remediation objectives as set forth in 35 Ill. Adm. Code Part 742, and Grantee has agreed to either enroll the Property in the Illinois Environmental Protection Agency ("IEPA") Site Remediation Program ("SRP") in order to obtain a Final Comprehensive NFR Letter (as hereafter defined) or take alternative steps to mitigate the risk associated with the contamination as set forth in Section 2(b) below.

(a) Definitions. As used herein, the following terms shall have the following meanings:

"Final Comprehensive 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. The Final Comprehensive 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.

"Remediation Work" means all investigation, sampling, monitoring, testing, reporting, removal, response, disposal, storage, remediation, treatment and other activities necessary to obtain a Final Comprehensive Residential NFR Letter for the Property, or the applicable portion thereof, in accordance with the terms and conditions of the RAP Approval Letter (as hereafter defined) issued by the IEPA, the SRP Documents, all requirements of the IEPA and all applicable federal, state and local laws, ordinances and regulations, including, without limitation, all applicable environmental laws.

"SRP Documents" means all documents submitted to the IEPA under the SRP, as amended or supplemented from time to time, including, without limitation, the Comprehensive Site Investigation and Remediation Objectives Report, the Remedial Action Plan, and the Remedial Action Completion Report and any and all related correspondence, data and other information.

"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.

(b) Alternative Approach. If Grantee elects not to enroll the Property in the SRP, it must take the following actions in accordance with applicable federal, state, and local laws:

(i) Engineered Barrier/Remediation. Grantee shall install an engineered barrier across the Property. Alternatively, Grantee may elect to laterally delineate the observed exceedances in surface soils (via additional sampling) to limit the area for placement of an engineered barrier.

(ii) Worker Safety Plan. If there are ingestion or inhalation exposure risks associated with (i) above, Grantee shall develop a safety plan to mitigate those risks.

(iii) Future Building Construction. If VOCs are detected in groundwater, any existing buildings or any future buildings constructed shall be remediated by Grantee of any indoor inhalation hazards associated with VOCs.

(iv) Oversight And Compliance. Grantee shall complete a work plan prior to construction and a completion report after the applicable alternative approach described above is complete. The work plan and completion report are subject to approval by the Department in consultation with the City's Department of Environment.

(c) SRP Approach. If Grantee does not follow the above described alternative approach, Grantee must enroll the Property (or the applicable portion thereof) in the IEPA SRP and take all necessary and proper steps to obtain a Remedial Action Plan approval letter ("RAP Approval Letter"). Grantee acknowledges and agrees that it may not commence construction on the Property, or any other activity that could interfere with the prompt start and completion of the Remedial Action Plan, until the IEPA issues a RAP Approval Letter. Upon receipt of the RAP Approval Letter, Grantee covenants and agrees to promptly complete all Remediation Work necessary to obtain a Final Comprehensive NFR Letter using all reasonable means. Grantee shall bear sole responsibility for all costs of the Remediation Work necessary to obtain the Final Comprehensive NFR Letter, and any other investigative and cleanup costs associated with the Property. Grantee acknowledges and agrees that it may not seek a certificate of occupancy from the Department of Buildings or otherwise permit occupancy of the Project until the IEPA has issued and Grantee has recorded a Final Comprehensive NFR Letter for the Property, or the applicable portion thereof, with the Cook County Clerk's Office. If Grantee fails to obtain the Final NFR Letter within six (6) months of the submission of the Remedial Action Completion Report to the IEPA, unless the City agreed to extend such time period, then the City shall have the right to issue a notice of default against the Property.

(d) Soil Gas And USTs. Grantee shall remove any soil or soil gas not meeting the requirements of 35 Ill. Adm. Code Part 742.305. Grantee shall remove and close any identified underground storage tanks ("USTs") 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.

(e) Biosolids Prohibited. No bio-solids or bio-solids-based products may be imported to the Property from a wastewater treatment facility or other source. All imported materials must meet SRP standards. If Grantee violates, breaches or fails to comply with any of the foregoing covenants and conditions, Grantee shall have thirty (30) days after written notice of default from Grantor to cure the default, or such longer period as shall be reasonably necessary to cure such default provided Grantee promptly commences such cure and thereafter diligently pursues such cure to completion (so long as continuation of the default does not create material risk to the Property or to persons using the Property). If the default is not cured in the time period provided for herein, Grantor may exercise any and all rights and remedies available to it at law or in equity.

3. "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.
4. Release Of City. Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through, or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise,

in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation, (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City")

pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 20__.

Notary Public

This 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:

Center Court Development, LLC
11740 South Longwood Drive
Chicago, Illinois 60643

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 47002 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)

Drawing.
(Subject To Change With Departmental Approval)



SALE OF CITY-OWNED PROPERTY AT 3719 S. GILES AVE. TO CROWN
CONSTRUCTION COMPANY UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026354]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 3719 South Giles Avenue to Crown Construction Company under ChiBlockBuilder platform (3rd Ward) (O2026-0026354), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 October 1, 2025, and ending on November 17, 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 October 2, 9, 16, 23 and 30, and November 6 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 Crown Construction Company an Illinois for-profit corporation ("Buyer") for the sale of the City Property for the construction of a masonry residential building, containing three (3) dwelling units in a slab on grade 3-flat with detached three-car garage, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

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

WHEREAS, The market value of the City Property as of October 24, 2025, as determined by CBRE, is \$77,240; and

WHEREAS, The estimated cost of the Project is \$895,000; and

WHEREAS, The Buyer offered to purchase the City Property for \$95,000 (the "Purchase Price"), and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

WHEREAS, Section 2-44-085 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or the "ARO") obligates the City to impose certain affordability requirements upon developers who develop residential projects that include ten (10) or more dwelling units and that receive City assistance in the form of the sale of City land, financial assistance, or certain zoning approvals; and

WHEREAS, The Project is a "residential project" within the meaning of the ARO, and this land sale triggers the requirements of the ARO; and

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within 90 days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Buyer Entity must pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed in substantially the form attached hereto as Exhibit D (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 47022 through 47024 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	3 rd Ward/Douglas
TIF Area	Bronzeville
Size	25' X 124.15'
Current Zoning	RM5
Proposed Zoning	RM5
ZBA Approval	Not Applicable

Legal Description:

Lot 39 in J.B. Valliguette's Subdivision of the northeast 1/4 of the southeast 1/4 of the southwest 1/4 of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3719 South Giles Avenue
Chicago, Illinois 60653.

Permanent Index Number:

17-34-318-007-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicants	Status	Applicant Type	Criteria
Crown Construction Company	Accepted	Market rate housing	Proven developer with experience.
Applicant Number 2	Declined	Market rate housing	Incomplete budget (hard costs only). Overall cost per unit extremely low. Low-quality design example.
Applicant Number 3	Declined	Unknown	Incomplete budget (hard costs only), overall cost per unit low.

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 \$95,000, 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 ("City Council") on _____, 2026, and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to Crown Construction Company, an Illinois for-profit corporation ("Grantee"), having a principal business address of 9928 South Pulaski Road, Oaklawn, Illinois 60453.

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 masonry residential building containing three (3) dwelling units in a slab on grade 3-flat with detached three-car garage, 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 30 days of the date of this deed, and complete construction of the Project within 180 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 revert 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 reversion of title. The foregoing covenants shall expire upon completion of the Project.
2. **Environmental Documents Review.** The City, acting through its Department of the Environment ("DOE"), 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 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 DOE'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 DOE'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 DOE's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City Property. Grantee acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Property.

4. **Historic Contamination Of Urban Land.** Grantee acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the City Property, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Grantee acknowledges and agrees that the City Property is being conveyed, and Grantee accepts the City Property, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.
6. **Release Of City.** Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through, or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and

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

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City")

pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 20__.

Notary Public

This 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:

Crown Construction Company
9928 South Pulaski Road
Oak Lawn, Illinois 60453

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 47015 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 _____, 2026. Signature _____
[Agent]
City of Chicago Department of Law,
Real Estate and Land Use Division

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

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 _____, 2026. Signature _____
Grantee or Agent

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

Notary Public

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

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

Exhibit "B".
(To Ordinance)

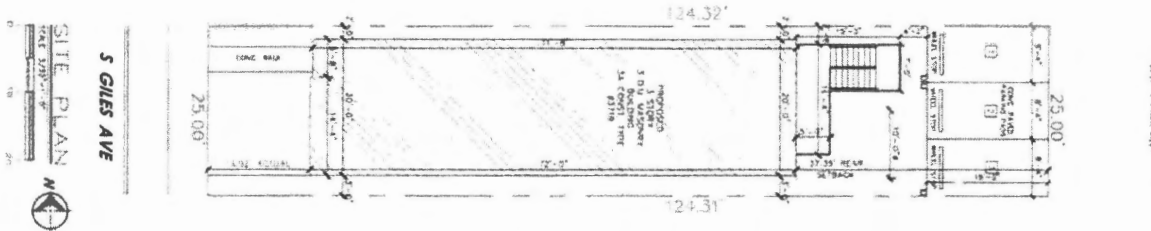
Drawings.
(Subject To Change With Department Approval)
(Page 1 of 3)



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 2 of 3)

LAND DISPOSITION
Site Plan
3719 S Giles Ave



LAND DISPOSITION
Floor Plans
3719 S Giles

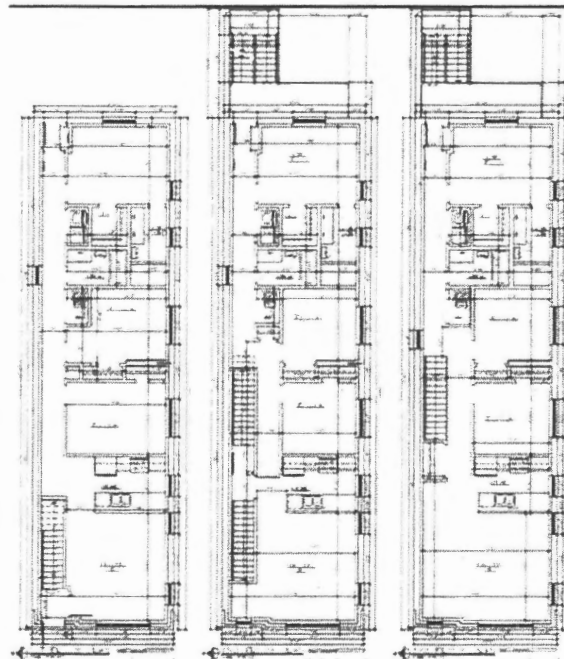
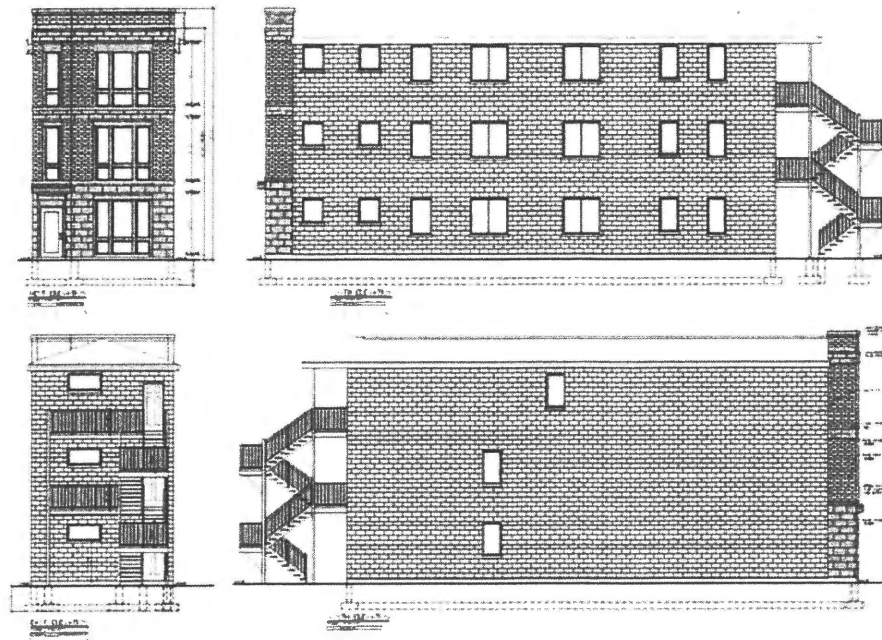


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 3 of 3)

LAND DEVELOPMENT
Elevations
3719 S Giles



SALE OF CITY-OWNED PROPERTY AT 11414 S. HALSTED ST. TO FAR SOUTH CDC UNDER LOW-INCOME HOUSING TAX CREDIT PROGRAM FOR DEVELOPMENT OF MORGAN PARK COMMONS (PHASE 0).

[O2026-0026567]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 11414 South Halsted Street to Far South CDC under Low-Income Housing Tax Credit program for development of Morgan Park Commons (Phase 0) (21st Ward) (O2026-0026567), having 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 an interest in redeveloping these parcels of land and returning them to productive uses, both public and private, for the purposes of strengthening neighborhood vitality and expanding available housing stock, which also includes expanding access to affordable housing; and

WHEREAS, Section 42 of the Internal Revenue Code of 1986 authorizes local housing finance agencies to allocate Low-Income Housing Tax Credits ("Tax Credits") to qualified rental housing developments under the Low-Income Housing Tax Credit Program (the "Program"); and

WHEREAS, The City administers the Program through its Department of Housing, which has implemented a Qualified Allocation Plan ("QAP") to set forth the City's evaluation criteria and process for selecting redevelopment proposals and awarding Tax Credits to redevelopment projects that include plans for affordable housing; and

WHEREAS, As part of the QAP that was issued by the City in 2021 (the "2021 QAP"), Far South CDC, an Illinois not-for-profit corporation ("Developer"), submitted a proposal for a mixed-use commercial and residential redevelopment of a thirteen (13) acre parcel of land located within the boundaries of 114th Street and 115th Street and Halsted Street and the Major Taylor Trail (the "Redevelopment Site"), in the Morgan Park neighborhood of Chicago; and

WHEREAS, The City selected Developer's proposal for the Redevelopment Site as part of the 2021 QAP selection round; and

WHEREAS, The Redevelopment Site, also known as "Morgan Park Commons", is comprised of two City lots, which are further described herein; and

WHEREAS, The first City lot comprising Morgan Park Commons is a 6.5 acre of land improved with a vacant 67,797 square foot Jewel Foods Store building ("Jewel Building"), and is located on the eastern section of the Redevelopment Site, as legally described on Exhibit A attached hereto (the "City Property"); and

WHEREAS, On or about 2023, the then-owner of the City Property, Albertsons Companies, Inc., through its wholly owned subsidiary, Jetco Properties ("Albertson's"), agreed to donate the City Property to the City for public purposes; and

WHEREAS, Pursuant to ordinance adopted by the City Council of the City ("City Council") on November 7, 2023 and published in the *Journal of the Proceedings of the City Council* ("Journal") of that date, at pages 5836 through 5839, the City Council authorized the City to accept the donation of the City Property from Albertson's, on the condition that the City would continue to use the City Property for approximately one (1) year, and that after the one (1) year had lapsed, the Morgan Park Commons redevelopment project would commence; and

WHEREAS, The second City lot comprising Morgan Park Commons is currently owned by the Developer, and it is approximately 6.5 acres of vacant land located on the western section of the Redevelopment Site, as legally described on Exhibit B attached hereto (the "Developer Property"); and

WHEREAS, The redevelopment of Morgan Park Commons is currently anticipated to occur in five (5) phases, with construction plans for each phase preliminarily set forth as follows: (a) demolition of the Jewel Building and Redevelopment Site remediation, grading and utility installation, park landscaping and stormwater retention work, and construction and subsequent dedication of new sections of West 114th Street and West 114th Place, with the street construction to include installation of and upgrades to traffic signals ("Phase 0"); (b) construction of two (2) mixed-income residential buildings along Halsted Street containing a total of seventy (70) dwelling units (with sixty-six (66) of those dwelling units to be affordable housing units, subject to final financing and regulatory requirements) and eighty-one (81) surface parking spaces ("Phase 1"); and (c) Phases 2 -- 4 (still to be determined) may include construction of a performing arts and culinary center, construction of additional residential buildings, and construction of sections of West 114th Place and South Peoria Street, all as allowed by Planned Development 131, as amended, and as depicted in the drawings attached hereto as Exhibit C (the "Project"); and

WHEREAS, The estimated budget for Phase 0 of the Project is \$15,000,000.00, as set forth in Exhibit D attached hereto; and

WHEREAS, The Developer was approved for a grant from the State of Illinois Capital Grant Program in the amount of \$15,000,000 (the "State Grant") for completion of Phase 0 of the Project, and the State Grant is currently set to expire on January 31, 2027, which may be extended at the discretion of the State of Illinois; and

WHEREAS, Developer also anticipates certain federal funding for Phase 1 of the Project, including, without limitation, funding in connection with certain Chicago Housing Authority ("CHA") project-based voucher assistance, together with any other federally sourced funds or assistance that may be committed to the Project from time to time (collectively, the "Federal Financial Assistance"); and

WHEREAS, Because the Developer anticipates receiving Federal Financial Assistance for Phase 1 of the Project, the Redevelopment Site and Project are subject to environmental review under the National Environmental Policy Act, as amended ("NEPA") and the United States Department of Housing and Urban Development ("HUD") environmental review procedures ("HUD Environmental Review Procedures") under 24 CFR Part 58 ("NEPA Review"); and

WHEREAS, Pursuant to the HUD Environmental Review Procedures, the City's Department of the Environment ("DOE") is responsible for conducting the NEPA Review on behalf of the City (DOE is the "Responsible Entity"); and

WHEREAS, DOE anticipates that the NEPA Review for the Redevelopment Site will be completed on or about August 2026; and

WHEREAS, Neither the City nor the Developer may undertake any activity on the Project that: (a) may have an adverse environmental impact on the Redevelopment Site; or (b) may limit future changes to the Project that would avoid or minimize environmental impacts (each activity, a "Choice Limiting Action"), until DOE completes the NEPA Review; and

WHEREAS, NEPA Review completion shall mean that the following conditions have been satisfied: (a) DOE makes a Finding of No Significant Impact ("FONSI"); (b) DOE submits the FONSI to HUD for review as part of a Request for Release of Funds ("RROF"); and (c) HUD issues an approval of the RROF (the "Authority to Use Grant Funds") upon its approval of the FONSI; and

WHEREAS, Pursuant to 24 CFR §58.32(d), DOE, as the Responsible Entity, must further consider the relationship among all component activities of a multi-year project regardless of the source funds to evaluate environmental impacts (collectively, "Project Aggregation"), and should Developer identify additional funding sources or propose substantial changes to the scope of the Project within five years of the receipt of an Authority to Use Grant Funds at the conclusion of the NEPA Review, then DOE must re-evaluate its environmental findings in accordance with 24 CFR §58.47, regardless if any the future phases receive Federal Financial Assistance; and

WHEREAS, Although Phase 0 is currently anticipated to be funded with the State Grant rather than Federal Financial Assistance, Phase 0 is part of the Project for purposes of the NEPA Review and must be evaluated as part of the Project Aggregation; and

WHEREAS, Neither the City, the Developer, nor any other participant in the development process may commit Federal Financial Assistance, commit other funds, or undertake any activity with respect to the Project that constitutes any Choice Limiting Action before completion of the NEPA Review and receipt of all required environmental clearances, including, as applicable, issuance of a FONSI, approval of a RROF, and issuance of an Authority to Use Grant Funds; and

WHEREAS, The Developer acknowledges that any action taken before completion of the NEPA Review and receipt of all required environmental clearances is taken at the Developer's sole risk, and that neither this ordinance nor any related redevelopment agreement, land sale agreement, conveyance document, or other Project document shall be construed to authorize the Developer to acquire the City Property, accept conveyance of the City Property, commence construction, perform remediation, undertake site preparation, or otherwise take any Choice Limiting Action before the City has confirmed that all applicable environmental review requirements have been satisfied and the RROF has been approved by HUD and the Authority to Use Grant Funds has been issued; and

WHEREAS, The Developer further acknowledges that any failure to comply with the foregoing limitations, including by taking or causing to be taken any Choice Limiting Action before completion of the NEPA Review, receipt of all required environmental clearances, HUD approval of the RROF, and HUD issuance of the Authority to Use Grant Funds, may constitute a violation of the HUD Environmental Review Procedures and may render the Project, the City Property, the acquisition or disposition of the City Property, Phase 0, Phase 1, or any other component of the Project, and any costs incurred in connection therewith, ineligible for Federal Financial Assistance; and

WHEREAS, The Developer further acknowledges that the City shall have no obligation to provide, commit, disburse, reimburse, or otherwise make available any Federal Financial Assistance for the Project, or to proceed with any transaction or approval that would depend upon the availability of Federal Financial Assistance, if the City determines that the Developer has taken or caused to be taken any Choice Limiting Action before satisfaction of all applicable environmental review requirements, HUD approval of the RROF, and HUD issuance of the Authority to Use Grant Funds; and

WHEREAS, Developer will comply with all mitigation conditions stipulated in the FONSI as part of the construction, development, and operation of the Project, which may also include enrolling the Remediation Site in the Illinois Environmental Protection Agency ("IEPA") Site Remediation Program and constructing the Project in accordance with any Remedial Action Plan approved by IEPA, if required; and

WHEREAS, Because the State Grant for construction of Phase 0 expires on January 31, 2027, both the City, by and through its Department of Planning and Development ("DPD"), and Developer wish to complete the conveyance of the City Property as soon as the NEPA Review is complete, HUD has approved the RROF, and HUD has issued the Authority to Use Grant Funds; and

WHEREAS, The City Property has a market value of \$695,805.00 based on a market value assessment conducted by CBRE Group, Inc. dated March 29, 2025; and

WHEREAS, The City issued a public notice on April 1, 2025 announcing the City's intent to sell the City Property to the Developer pursuant to the selection of the Developer's proposal in the 2021 QAP round; and

WHEREAS, The City desires to sell the City Property to the Developer for \$1.00 per tax parcel (the "Purchase Price") for construction of the Project; and

WHEREAS, The Developer offered to purchase the City Property for the Purchase Price, and DPD desires to convey the City Property to the Developer for the Purchase Price, subject to a deed restriction requiring the Buyer to: (a) comply with any terms as may be set forth pursuant to the NEPA Review and the mitigation conditions stipulated in the FONSI determination; (b) enroll the Property in the Illinois Environmental Protection Agency ("IEPA") Site Remediation Program, if required pursuant to the FONSI determination; and (c) construct the Project in accordance with any Remedial Action Plan approved by IEPA, if required; and

WHEREAS, As a condition of the property conveyance by the City, the Developer will be required to enter into a redevelopment agreement with DPD that will include such terms and conditions as DPD may require, including, but not limited to, any terms that may be required pursuant to completion of the NEPA Review and mitigation conditions stipulated in the FONSI determination, and any terms or conditions as required by the IEPA Site Remediation Program and/or Remedial Action Plan, if required (the "Redevelopment Agreement"), and Developer understands that as additional details of the Project are set forth, the Redevelopment Agreement may need to be amended, or Developer may be required to enter into additional redevelopment agreements, as determined by DPD in its sole discretion; and

WHEREAS, Section 2-44-085 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or the "ARO") obligates the City to impose certain affordability requirements upon developers who develop residential projects that include ten (10) or more dwelling units and that receive City assistance in the form of the sale of City land, financial assistance, or certain zoning approvals; and

WHEREAS, The rezoning of the Redevelopment Site to P.D. 131, as amended, is an entitlement that triggers the requirements of the ARO, however Developer has applied for Tax Credits or other financial assistance as part of the 2021 QAP, and therefore the Project is subject to affordability requirements that exceed the ARO requirements; and

WHEREAS, If the Developer does not receive the Tax Credits or other financial assistance as contemplated herein, then the Developer shall be obligated to comply with the affordable housing requirements of the ARO; 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 the Developer, or an affiliate of the Developer, for the Purchase Price, upon completion of the NEPA Review and issuance of the Authority to Use Grant Funds, subject to the terms of the mitigation conditions stipulated by the FONSI determination, and any terms or conditions as required by the IEPA Site Remediation Program and/or Remedial Action Plan, if required, and subject to the Developer's or affiliate's execution of the Redevelopment Agreement and any subsequent redevelopment agreement, as necessary or appropriate to carry out and comply with the provisions of this ordinance. If the Developer, or affiliate, fails to close on the acquisition of the City Property within six (6) months after City Council approval of the conveyance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of DPD ("DPD Commissioner"), in the DPD Commissioner's sole discretion, extends the closing date. The Developer or affiliate shall pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed conveying the City Property to the Developer or affiliate, in a form acceptable to the Corporation Counsel of the City, and which shall specifically include any requirements set forth pursuant to the conclusion of the NEPA Review and the mitigation conditions stipulated in the FONSI determination, and any terms or conditions as required by the IEPA Site Remediation Program and/or Remedial Action Plan, if required.

SECTION 4. The DPD Commissioner, or a designee of the DPD 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 DPD Commissioner or the DPD Commissioner's designee. Such documents may contain terms and provisions that the DPD Commissioner or the DPD Commissioner's designee deems appropriate, including indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City 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 "C" referred to in this ordinance printed on
pages 47034 through 47037 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Subject To Title Commitment And Survey)

Lot 1 in Jetco Resubdivision, being a resubdivision in the southeast 1/4 of the northeast 1/4 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,
Also known as 11420 South Halsted Street and
Also known as 11358 South Green Street
Chicago, Illinois 60628.

Permanent Index Numbers:

25-20-226-017-0000 and
25-20-226-018-0000.

Exhibit "B".
(To Ordinance)

Legal Description Of Developer Property.

(Subject To Title Commitment And Survey)

Parcel 1:

Lot 2 in Jetco Resubdivision, being a resubdivision in the southeast 1/4 of the northeast 1/4 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.

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 for ingress and egress as set forth and defined in declaration of restrictions, grant of easements and common area maintenance agreement dated December 21, 2004 and recorded December 23, 2004 as Document 0435839074, in Cook County, Illinois.

Address:

11414 South Halsted Street
Chicago, Illinois 60628.

Permanent Index Numbers:

25-20-226-019-0000 and
25-20-226-020-0000.

*Exhibit "D".
(To Ordinance)*

Phase 0 Budget.

Morgan Park Commons Infrastructure PHASE "0" Site Work

Sources of Funds		Revised Budget
State of Illinois Capital Grant		15,000,000
Total Sources of Funds		15,000,000
Uses of Funds - Hard Costs		Revised Budget
Site Work Construction Budget		
Phase "0" Scope of Work		
Demolition & Overall Site Preparation		984,250
114th Street Right of Way - Hardscape/Landscape		1,705,998
114th Street Right of Way - Earthwork/Utilities		1,351,250
114th Street Right of Way - Site Lighting		565,700
Lot A.1 & A.2 Grading & Utilities		284,250
Lot B 1 Stormwater Routing, Detention, and Landscaping		1,895,525
Lot B 2 Park Landscaping Improvements		701,548
Lot C Establishment - Landscaping		138,310
Lot D Establishment - Landscaping		253,131
Lot E Establishment - Landscaping		371,503
Additional Stabilization for Peoria Street & 114th Place		180,200
Major Taylor Trail Connections		13,300
Perimeter Restoration & Permitting Costs (Allowance)		219,100
Construction Surveying & Testing		150,300
Permit/Design Contingency - 3%		278,391
General Conditions - 6%		505,782
Contractor Profit/OH - 5%		422,318
Total Construction Costs Site Work		10,022,955
Owner's Contingency - 5%		501,148
Subtotal Uses of Funds - Hard Costs		10,524,102
Soft Costs (See detailed budget on page 2)		4,475,397
Total Uses of Funds		15,000,000

*Exhibit "C".
(To Ordinance)*

Site Plan And Project Phases.

(Subject To Final City Approvals)

*Site Plan And Proposed Right-Of-Way Dedication.
(Page 1 of 4)*

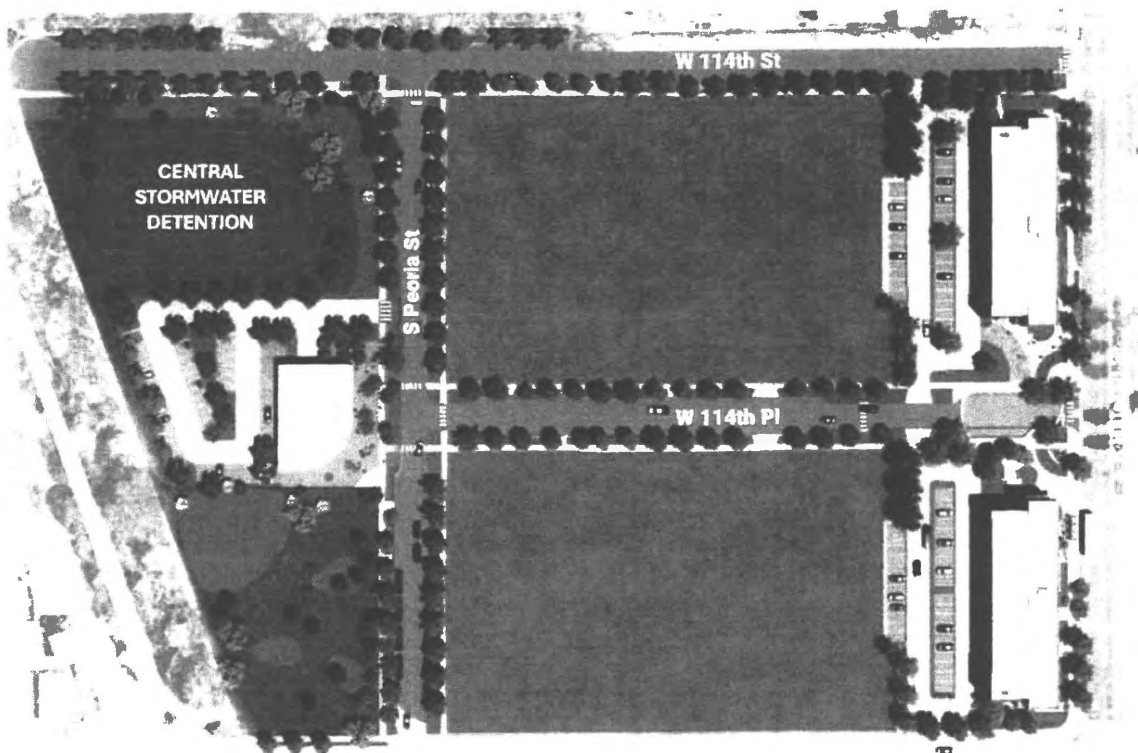


Exhibit "C".
(To Ordinance)

Phase 0 -- Site Work/Infrastructure.
(Page 2 of 4)

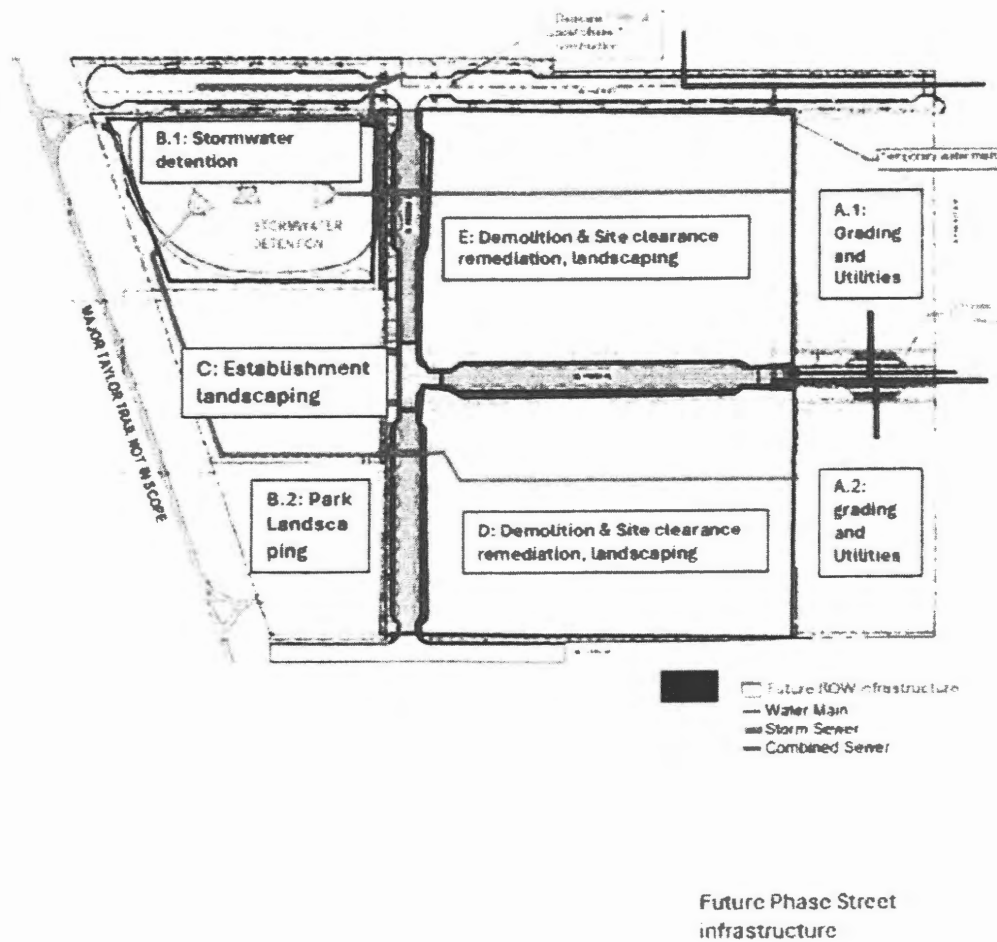


Exhibit "C".
(To Ordinance)

Preliminary Phases 1 -- 4.
(Page 3 of 4)

PHASE 1-4

Phase 1 Two- Buildings along Halsted that make up a mixed-use development with 70 residential units and 81 parking spaces (A.1-2). Stormwater detention and open space (B.1-2)

Phases 2-4: Performing arts and Culinary Center (C) and Future Residential phases(E&D)

Subareas XX
City-owned portion outline:

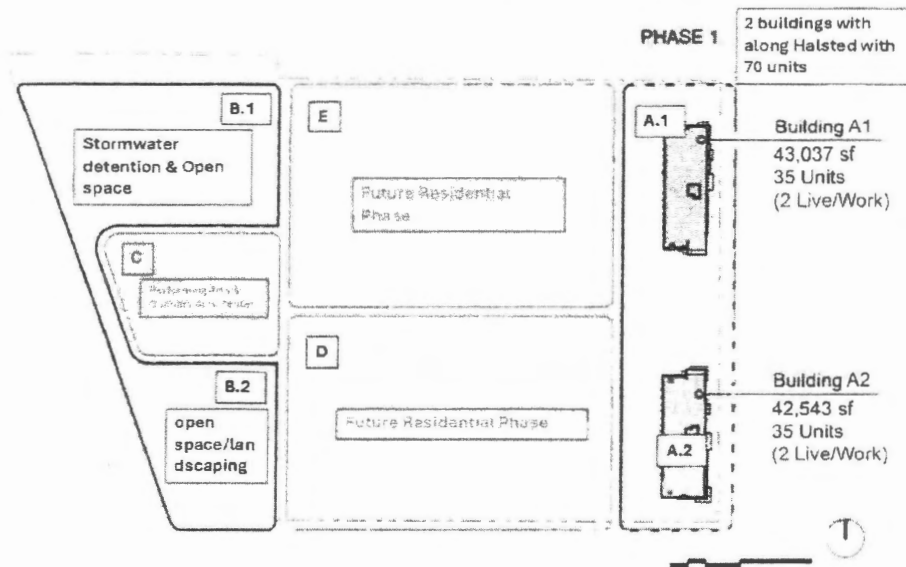
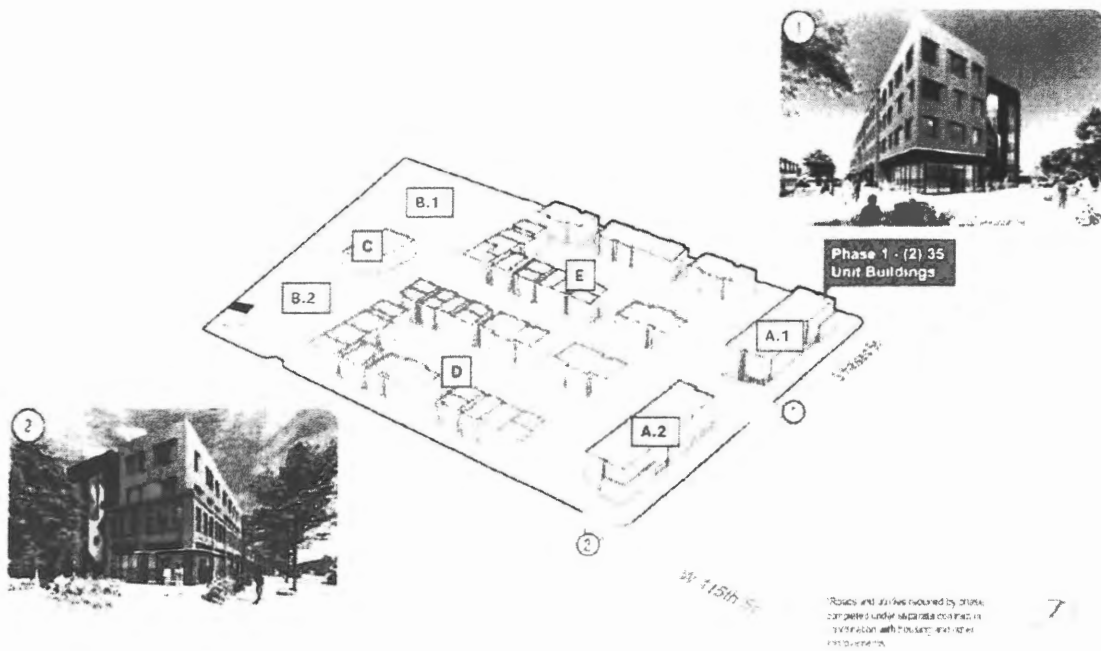


Exhibit "C".
(To Ordinance)

Site Renderings.
(Page 4 of 4)



SALE OF CITY-OWNED PROPERTY AT 4306 W. KAMERLING AVE. TO ROMERO'S CONSTRUCTION SERVICES, INC. UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026381]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 4306 West Kamerling Avenue to Romero's Construction Services, Inc. under ChiBlockBuilder platform (36th Ward) (O2026-0026381), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 October 1, 2025, and ending on November 17, 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 October 2, 9, 16, 23, 30, 2025; and November 6 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 Romero's Construction Service, Inc. a(n) Illinois corporation ("Buyer") for the sale of the City Property for the construction of two-unit residential building with garage for two cars, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

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

WHEREAS, The market value of the City Property as of September 24, 2025, as determined by CBRE, is \$24,829.00 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is \$374,500.00; and

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

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within 120 days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Buyer Entity must pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed in substantially the form attached hereto as Exhibit D (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 47048 through 47061 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	36 Ward/Humboldt Park
TIF Area	Not Applicable
Approximate Size	33' x 124'
Current Zoning	RS3
Proposed Zoning	Not Applicable
ZBA Approval	Not Applicable

Parcel 1.

Lot 46 and the east 8¹/₃ feet of Lot 45 in Block 1 of Britton's Subdivision of the southwest 1/4 of the northeast 1/4 3, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4306 West Kamerling Avenue
Chicago, Illinois 60651.

Permanent Index Number:

16-03-220-037.

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 \$24,829.00, and other good and valuable

consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to ordinance [ordinance number] adopted by the City Council of the City ("City Council") on _____, and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to Romero's Construction Service, Inc. a(n) Illinois corporation ("Grantee"), having a principal business address of 4948 West Crystal Street, Chicago, Illinois 60651.

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

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

1. **Covenant To Improve City Land; Restriction On Conveyance.** Grantee: (a) shall improve the City Property with two-unit residential building with garage for two cars (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within 60 days of the date of this deed, and complete construction of the Project within 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, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, 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 revert 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 reversion of title. The foregoing covenants shall expire upon completion of the Project.
2. **Environmental Documents Review.** The City, acting through its Department of the Environment ("DOE"), 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 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 DOE'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 DOE'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 DOE'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, Granter and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation, (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property, and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
 County of Cook)

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

Given under my hand and notarial seal on _____, 20__.

 Notary Public

This Instrument Was Prepared By:

City of Chicago
 Department of Law
 Real Estate and Land Use Division
 2 North LaSalle Street, Room 420
 Chicago, Illinois 60602

Mail Deed And Subsequent Tax Bills To:

Romero's Construction Service, Inc.
 4948 West Crystal Street
 Chicago, Illinois 60651

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 47042 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 _____, 2026.

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 _____, 2026.

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 14)

HOUSING AND REAL ESTATE COMMITTEE

4306 W. KAMERLING AVE.

LAND SALES - MARKET RATE

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT
July, 2026

 **DPD**
Department of Planning
and Development

Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 2 of 14)



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 3 of 14)



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 4 of 14)

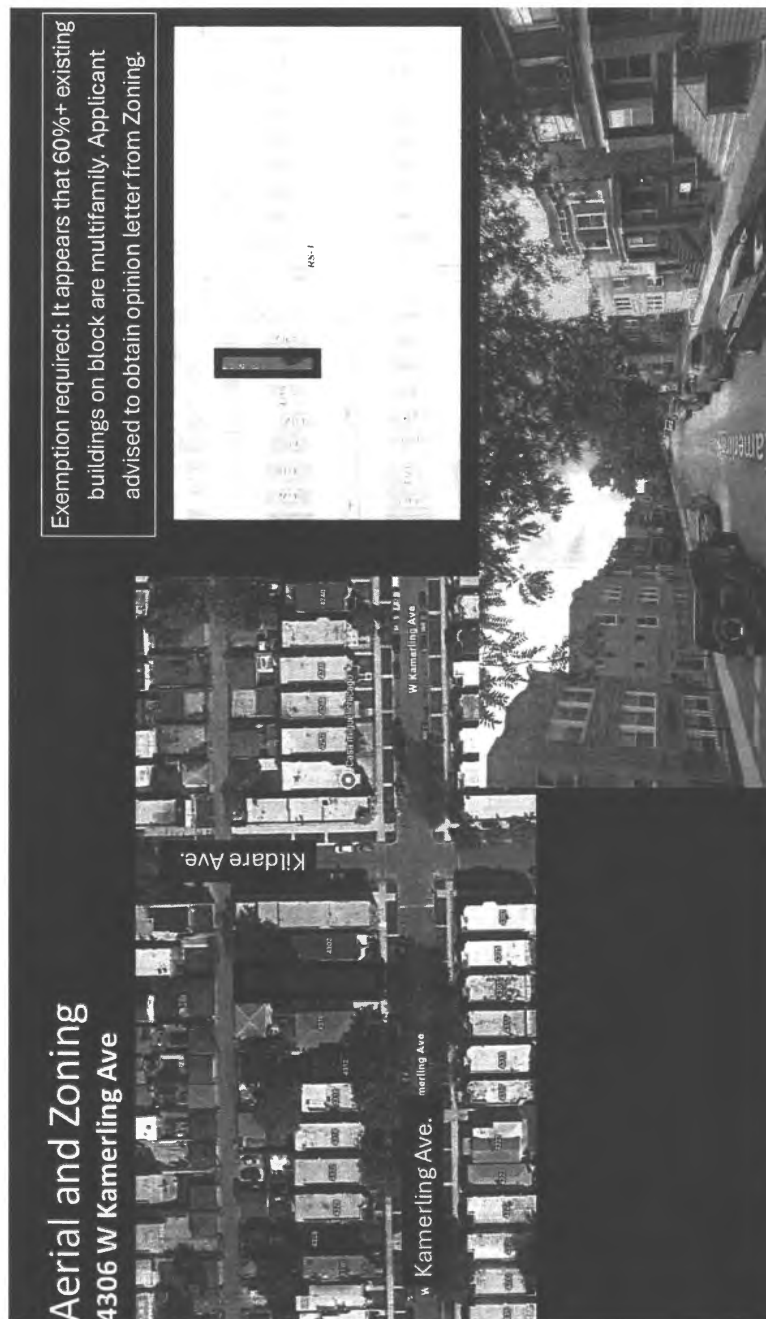
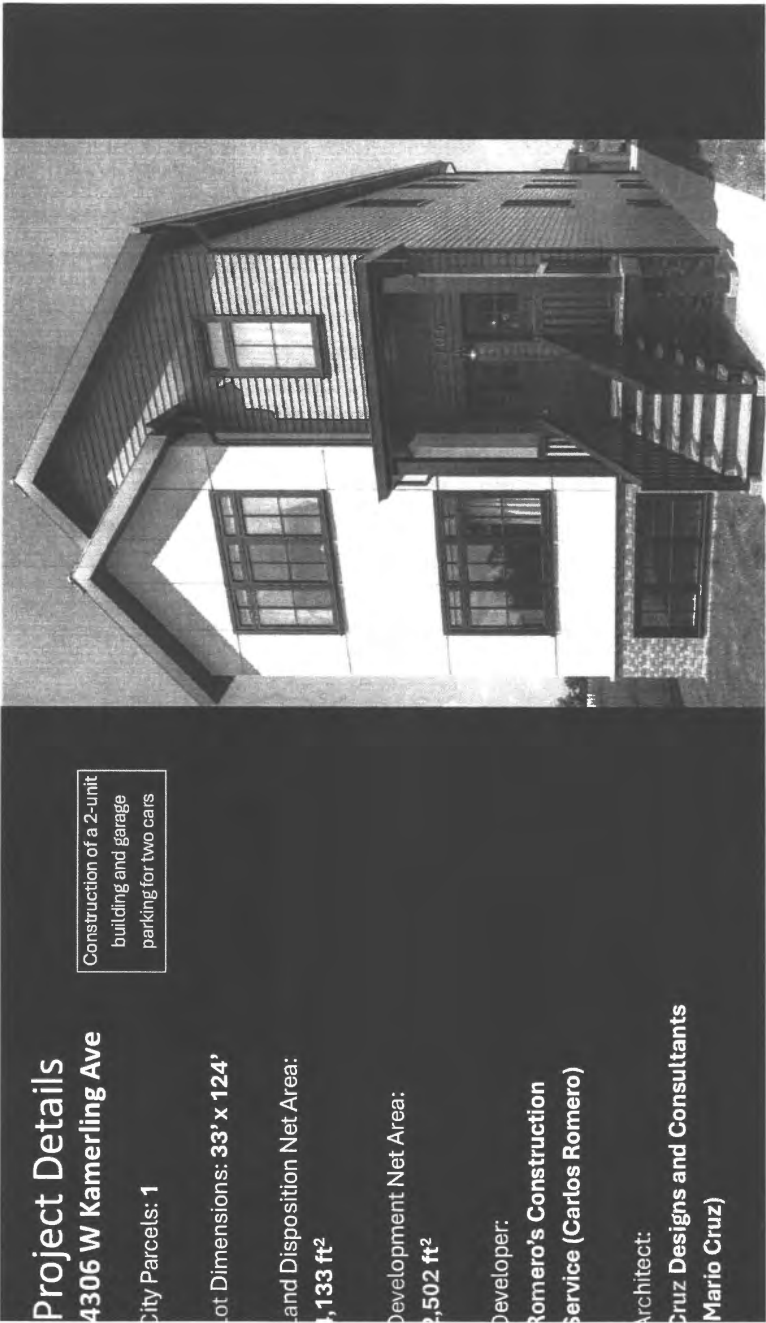


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 5 of 14)



Construction of a 2-unit
building and garage
parking for two cars

Project Details
4306 W Kamerling Ave

City Parcels: 1

Lot Dimensions: 33' x 124'

Land and Disposition Net Area:
1,133 ft²

Development Net Area:
2,502 ft²

Developer:
Romero's Construction
Service (Carlos Romero)

Architect:
Cruz Designs and Consultants
Mario Cruz

Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 6 of 14)

Project Financials
4306 W Kamerling
Ave.

SOURCES	Amount	% of Total Sources	USES	Amount	\$ per SF of Building Area*
Equity			Land Acquisition	\$24,829	\$10
Cash Equity	\$374,500	100%	Demolition	\$0	\$0.00
Real Estate	\$0	0%	Site Preparation	\$72,000	\$29
Other Equity	\$0	0%	Landscaping & Paving	\$69,500	\$0
Total Equity	\$374,500	100%	Hard Costs	\$233,171	\$93
Loans			Equipment	\$9,500	\$4
Bank Loan	\$0	0%	Furniture and Fixtures	\$30,000	\$12
Mezzanine Loan	\$0	0%	Soft Costs	\$5,000	\$2
Other Financing	\$0	0%	Total Uses	\$374,500	\$150
Total Loans	\$0	0%			

* Building area = 2,502 square feet

Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 9 of 14)

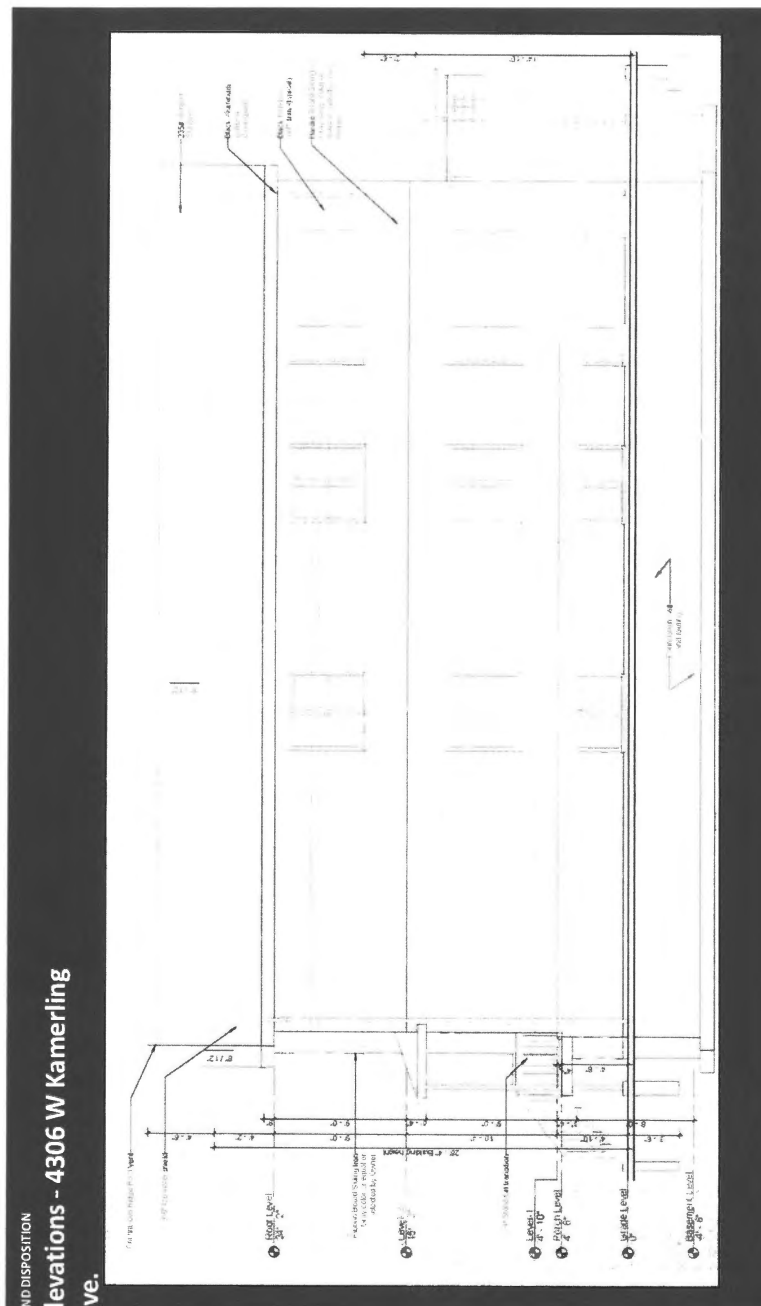


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 10 of 14)

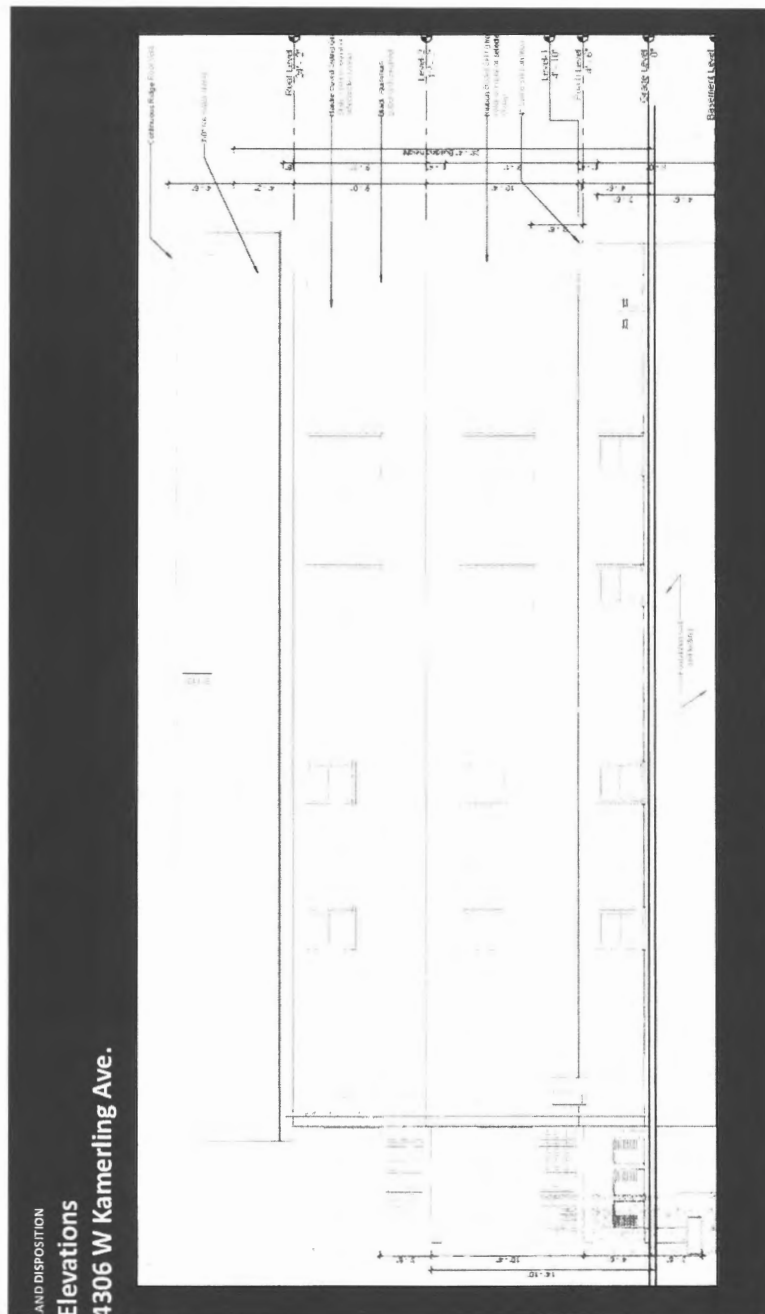


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 12 of 14)

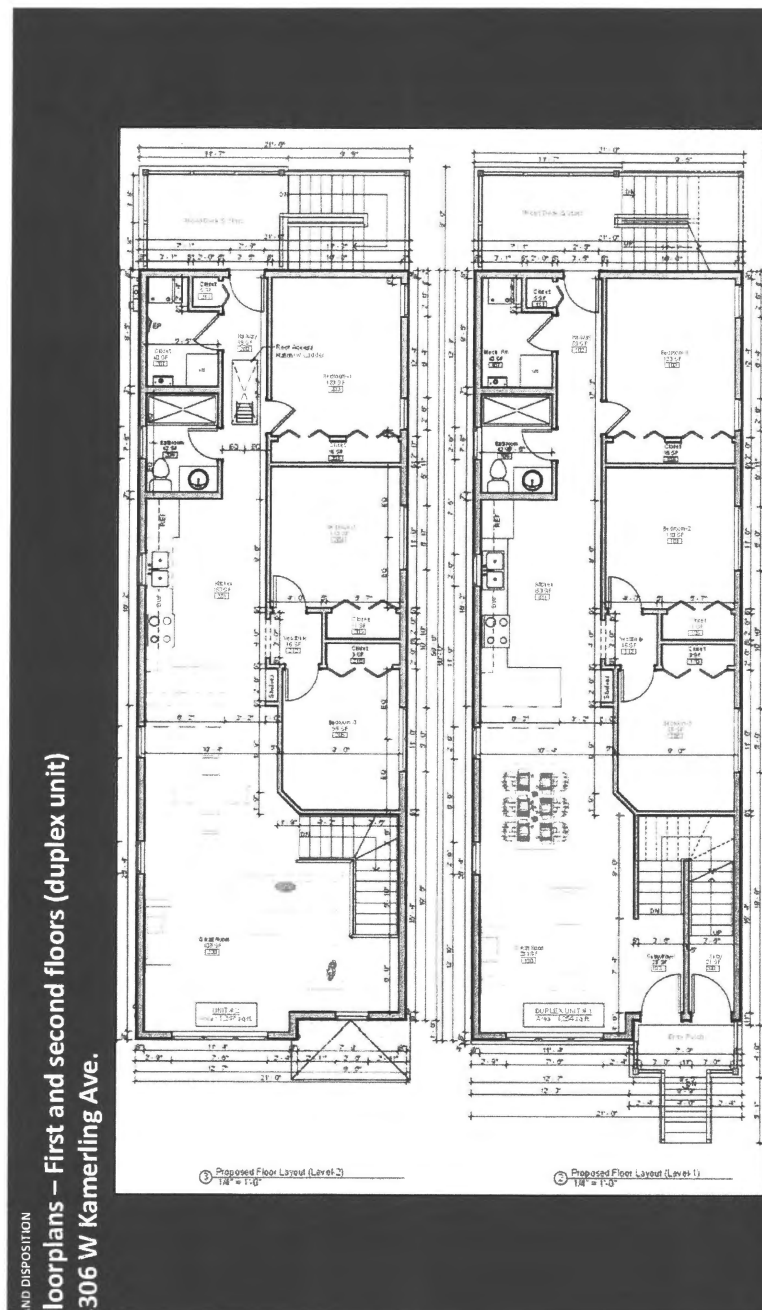


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 13 of 14)

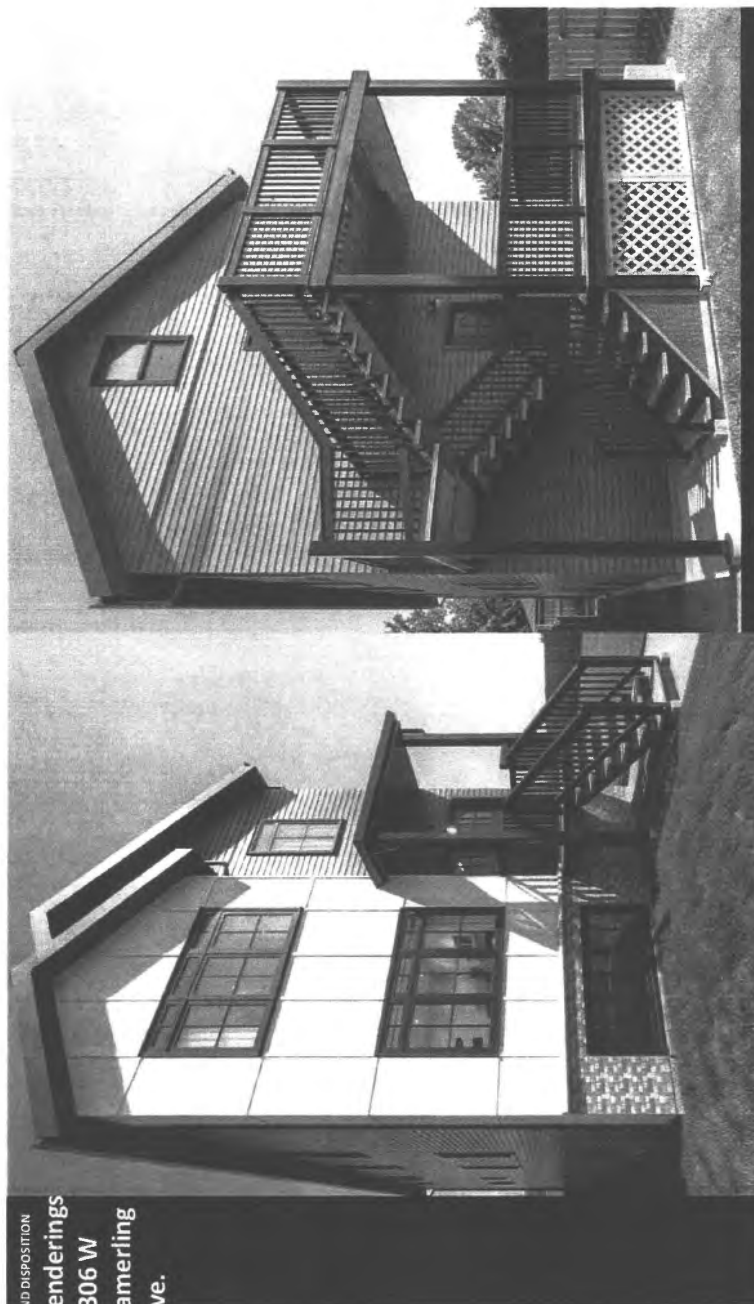
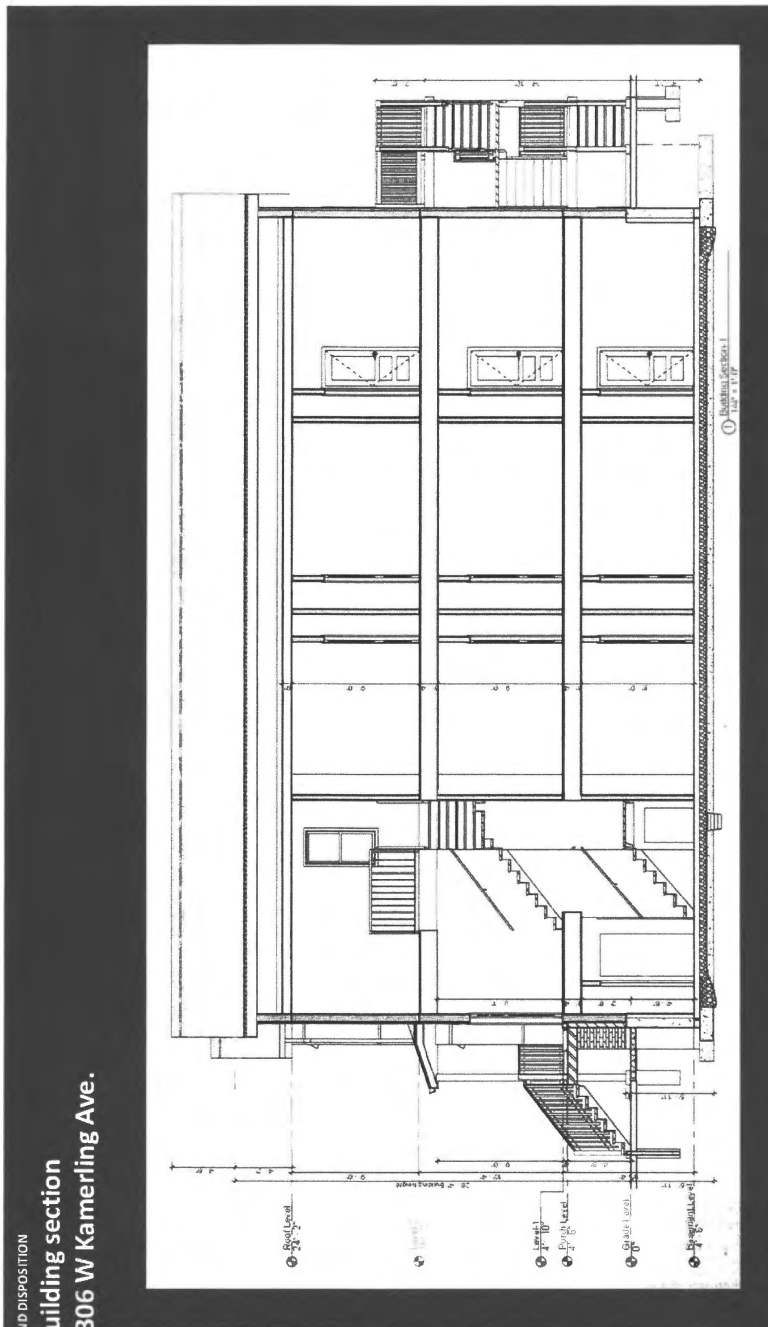


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 14 of 14)



SALE OF CITY-OWNED PROPERTY AT 4222 S. LANGLEY AVE. TO TRIMATCH PARTNERS LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026383]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 4222 South Langley Avenue to Trimatch Partners LLC under ChiBlockBuilder platform (4th Ward) (O2026-0026383), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

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

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

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

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on October 1, 2025, and ending on November 17, 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 October 2, 9, 16, 23 and 30 and November 6 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 Trimatch Partners LLC, an Illinois limited liability company ("Buyer") for the sale of the City Property for the construction of a three-story,

3 dwelling-unit residential structure with a detached three-car garage, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

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

WHEREAS, The market value of the City Property as of September 24, 2025, as determined by CBRE, is \$94,397.00 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is \$899,397.00; and

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

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within 90 days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Buyer Entity must pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed in substantially the form attached hereto as Exhibit D (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 47073 and 47074
of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	4 th /Grand Boulevard
TIF Area	43 rd Street/Cottage Grove Avenue
Approximate Size	25' x 134.30' and 3,357.50 ft ²
Current Zoning	RT4
Proposed Zoning	RT4
ZBA Approval	Not Applicable

Parcel 1:

The south 25 feet of the north 50 feet of the south 100 feet of Lot 18 in Margaret Johnston's Subdivision of the south 1/2 of that southeast 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.

Commonly Known As:

4222 South Langley Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-225-035-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Trimatch Partners LLC, a(n) [Illinois] LLC	Accepted	Market rate housing	Applicant provided a complete application.
Applicant Number 2	Declined	Market rate housing	Applicant provided incomplete information in the application.

Exhibit "D".
(To Ordinance)

Form Of Deed.

The City of Chicago, an Illinois municipal corporation and home rule unit of government, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City" or "Grantor"), for and in consideration of \$94,397.00, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to ordinance [ordinance number] adopted by the City Council of the City ("City Council") on _____, and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to Trimatch Partners LLC, an Illinois limited liability company ("Grantee"), having a principal business address of 7234 West North Avenue, Suite 208, Chicago, Illinois 60607.

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-story, 3 dwelling-unit, residential structure with a detached three-car garage (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within thirty (30) days of the date of this deed, and complete construction of the Project within twelve (12) months 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, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property; 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"). The foregoing covenants shall expire upon completion of the Project.
2. **Environmental Documents Review.** The City, acting through its Department of the Environment ("DOE"), 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 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 DOE'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 DOE'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 DOE's Limited Review may not have located all City, publicly available, or other documents or information relating to the

condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City Property. Grantee acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Property.

4. **Historic Contamination Of Urban Land.** Grantee acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the City Property, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Grantee acknowledges and agrees that the City Property is being conveyed, and Grantee accepts the City Property, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.
6. **Release Of City.** Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through, or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and

court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City")

pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 20__.

Notary Public

This Instrument Was Prepared By:

City of Chicago
Department of Law,
Real Estate and Land Use Division
2 North LaSalle Street, Room 420
Chicago, Illinois 60602

Mail Deed And Subsequent Tax Bills To:

Trimatch Partners LLC
7234 West North Avenue Suite 208
Chicago, Illinois 60707

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 47066 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 _____, 2026.

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 _____, 2026.

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 2)

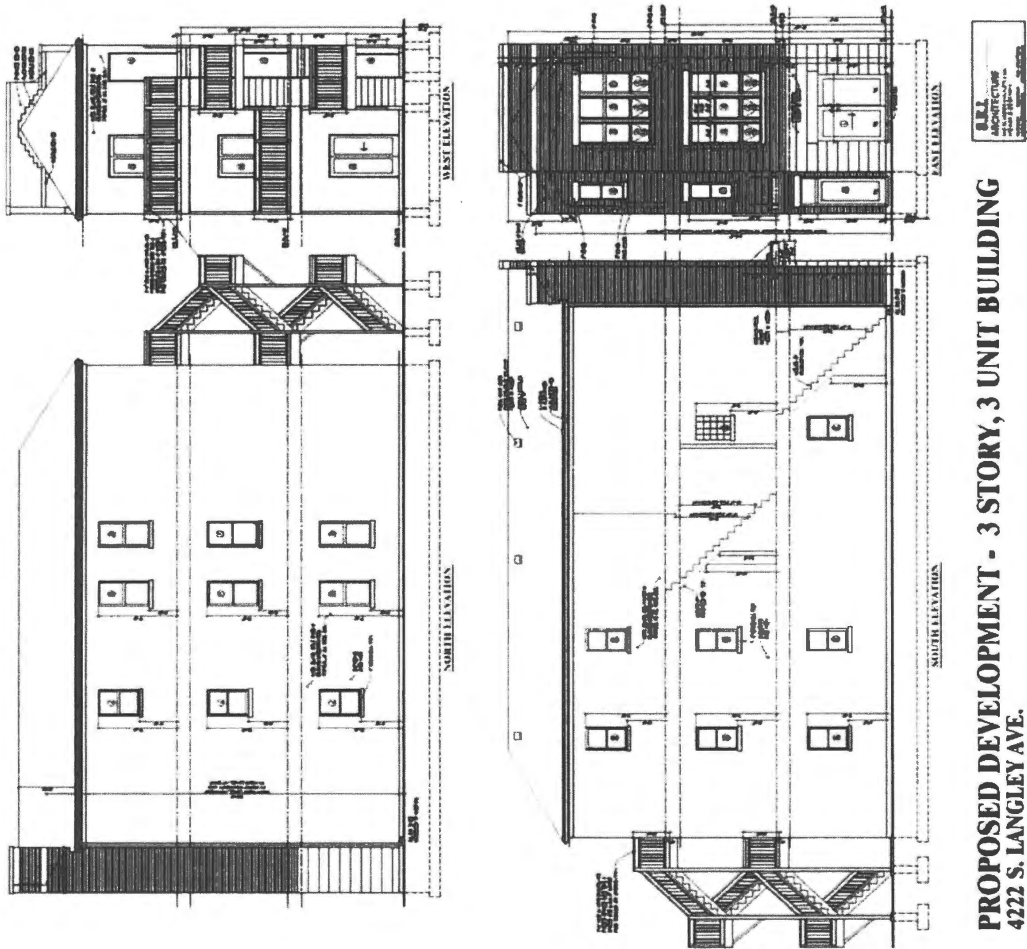
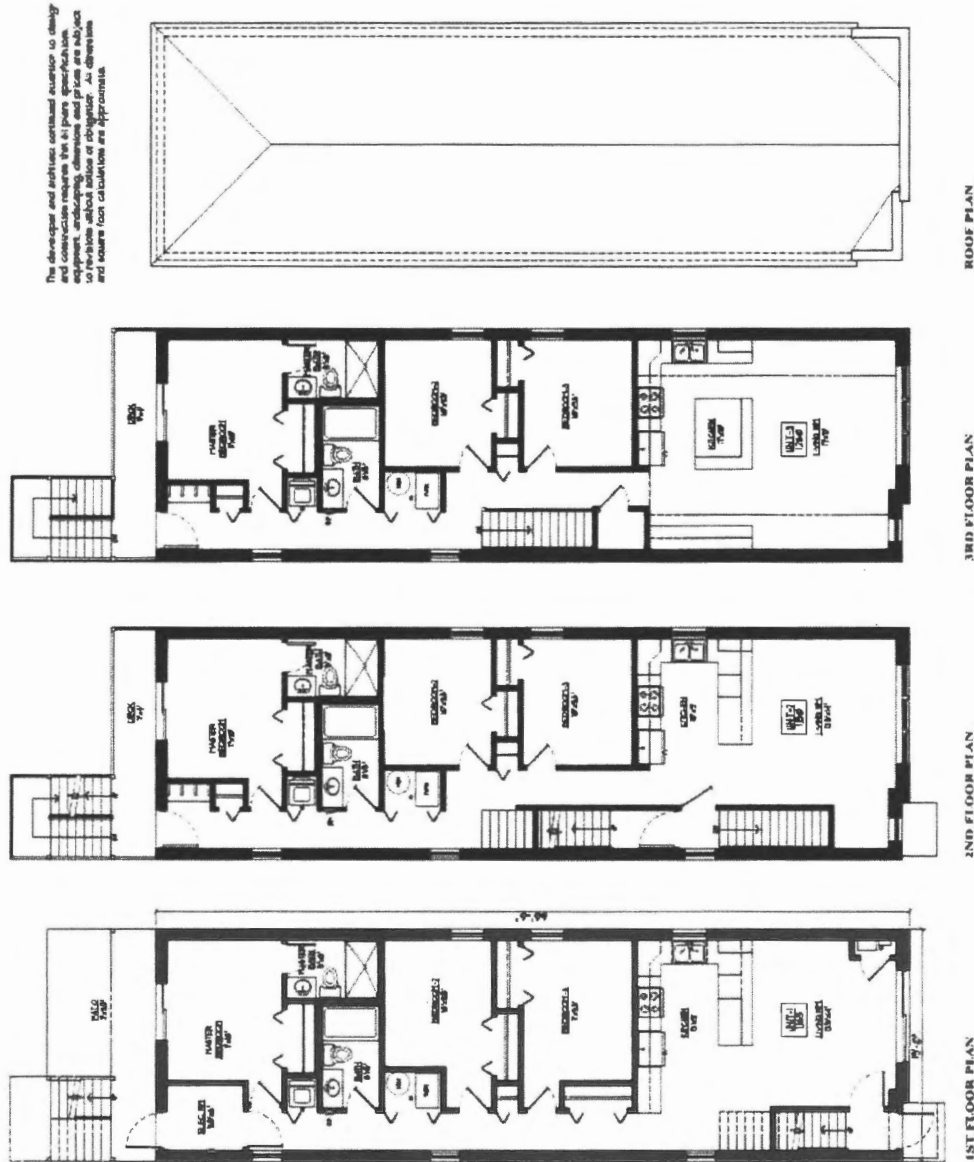


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 2 of 2)



PROPOSED DEVELOPMENT - 3 STORY, 3 UNIT BUILDING
4222 S. LANGLEY AVE.

SALE OF CITY-OWNED PROPERTY AT 4242, 4244 AND 4246 S. ST. LAWRENCE AVE. TO LANDEX HOLDING COMPANY LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026374]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 4242, 4244 and 4246 St. Lawrence Avenue to Landex Holding Company LLC under ChiBlockBuilder platform (4th Ward) (O2026-0026374), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

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

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

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

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on October 1, 2025, and ending on November 17, 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 October 2, 9, 16, 23 and 30 and November 6 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 (the "Buyer") for the sale of the City Property for the construction of two (2) residential buildings, each with 3 units and a garage, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

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

WHEREAS, The market value of the City Property as of September 24, 2025, as determined by CBRE, is \$202,017; and

WHEREAS, The estimated cost of the Project is \$1,771,935; and

WHEREAS, The Buyer offered to purchase the City Property for \$205,000 (the "Purchase Price"), and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within 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 ("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 47087 through 47089 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	4 th Ward/Grand Boulevard
TIF Area	43 rd Street/Cottage Grove
Size	7,900 sq. ft.
Current Zoning	RT4
Proposed Zoning	No Change
ZBA Approval	Not Applicable

Parcel 1:

Lot 5 in H.C. Van Schaack's Subdivision of Lots 1, 2, 3, 4, 5, 39, 40, 41 in Bowen's Subdivision of that part of the south 1/2 of the south 1/2 of the southwest 1/4 of the northeast 1/4 lying east of Vincenne's Road, in Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4242 South St. Lawrence Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-223-033-0000.

Parcel 2:

Lot 6 in H.C. Van Schaack's Subdivision of Lots 1, 2, 3, 4, 5, 39, 40, 41 in Bowen's Subdivision of that part of the south 1/2 of the south 1/2 of the southwest 1/4 of the northeast 1/4 lying east of Vincenne's Road, in Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4244 South St. Lawrence Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-223-034-0000.

Parcel 3:

Lot 7 in H.C. Van Schaack's Subdivision of Lots 1 to 5 and 39 to 41 in Bowen's Subdivision of that part of the south 1/2 of the south 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:

4246 South St. Lawrence Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-223-035-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicants	Status	Decision
Landex Holding Company, LLC	Accepted	Reasonable budget, experienced, appropriate site plan, fits well with community context.
Applicant Number 2	Declined	Lower bid price for land.
Applicant Number 3	Declined	Below market rate bid price for land.

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 \$205,000, 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 ("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 ("Grantee"), having an address of 77 West Washington Street Number 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 two (2) residential buildings, each with 3 units and a garage (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within thirty (30) days of the date of this deed, and complete construction of the Project within two hundred eighty (280) 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. The foregoing covenants shall expire upon completion of the Project.
2. **Environmental Documents Review.** The City, acting through its Department of the Environment ("DOE"), 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 DOE'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 DOE'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 DOE'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 DOE's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City Property. Grantee acknowledges and

agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Property.

4. **Historic Contamination Of Urban Land.** Grantee acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the City Property, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Grantee acknowledges and agrees that the City Property is being conveyed, and Grantee accepts the City Property, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.
6. **Release Of City.** Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through, or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise, in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly,

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

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City") pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the

same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 20__.

Notary Public

This 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 #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 pages 47079
and 47080 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.

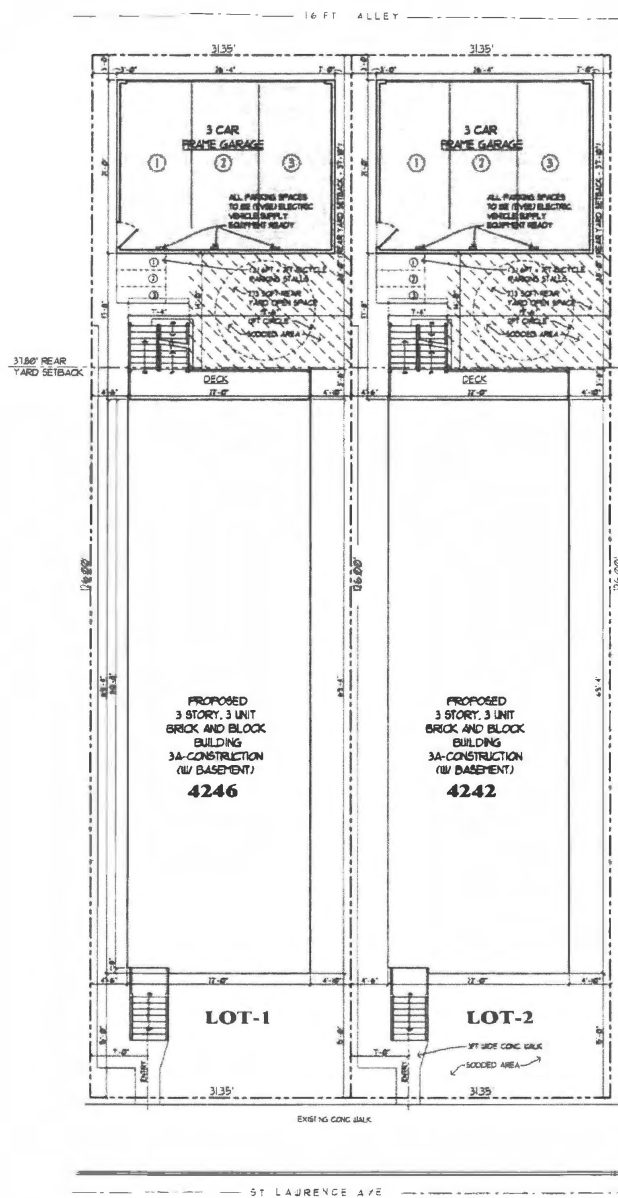
Notary Public

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)

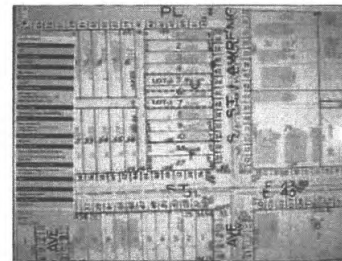
Drawings.
(Subject To Change With Department Approval)
(Page 1 of 3)



AERIAL VIEW



STREET VIEW



ZONING MAP

ZONING		REQ'D	PROVIDED
LOT-1 & LOT-2			
LOT AREA		1,550 SF	
LOT SIZE		30' x 50'	
MAX BLD AREA (FAR)		4,740 SF (12%)	4,566 SF
MIN LOT AREA PER UNIT (FAR)		1,000 SF (13 DU)	
OPEN SPACE		231 SF	233 SF
MAX BLD HEIGHT		35'-0"	31'-0"
REQ'D FRONT SETBACK		5'-0"	5'-0"
REQ'D REAR SETBACK		31'-0"	31'-0"
REQ'D SIDE SETBACK		3'-0" x 5'-0"	4'-0" x 4'-0"
PROPOSED RESIDENTIAL UNITS		3	
PARKING (1 REQ'D U)		1	
BUILDING HEIGHT (3-STORY)		40'-1"	
1ST FLOOR		8572 SQFT	
2ND FLOOR		8573 SQFT	
3RD FLOOR		8573 SQFT	
TOTAL BUILDING AREA		4566 SQFT	



SITE PLAN

PROPOSED DEVELOPMENT - (2) 3 STORY, 3 UNIT BUILDING
4246-42 S. ST. LAWRENCE AVE.



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 2 of 3)

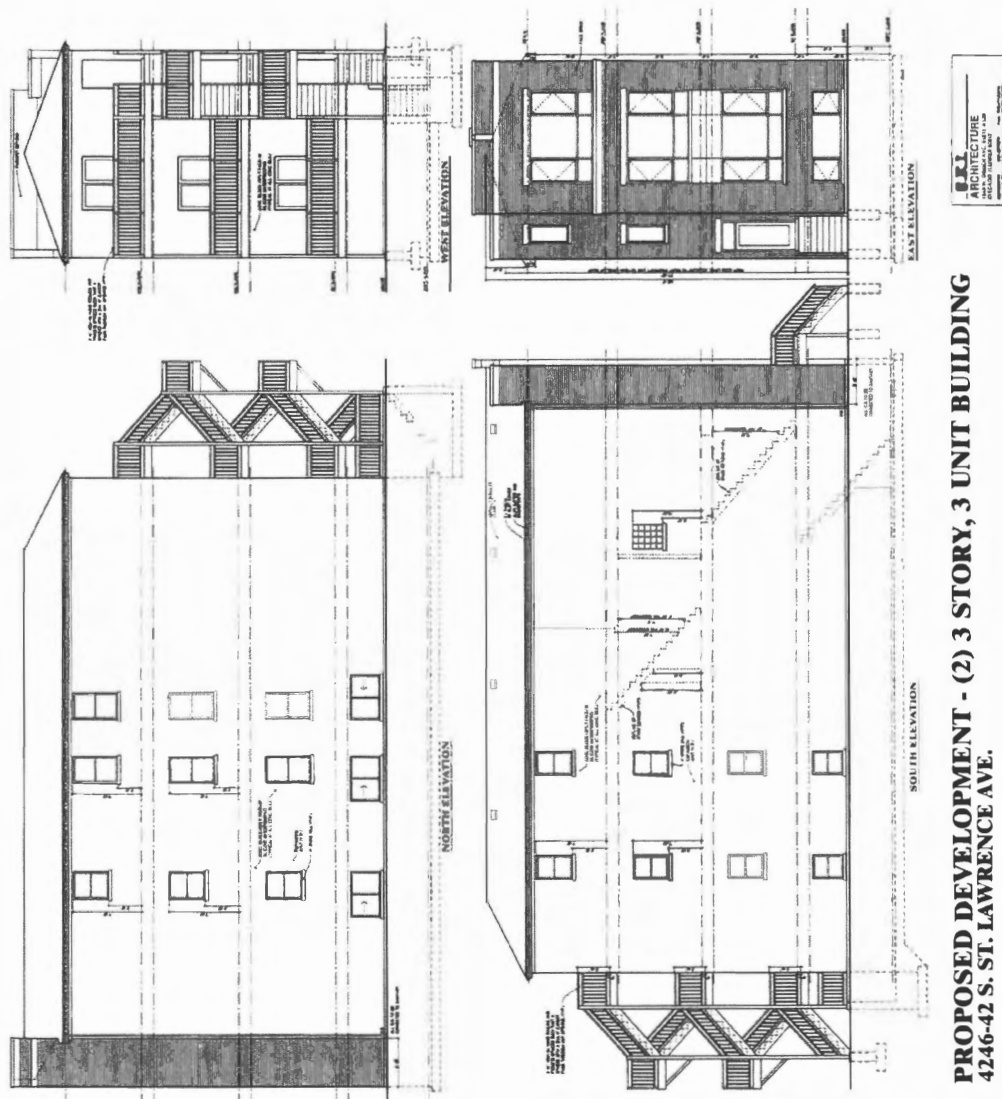
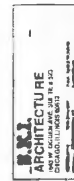
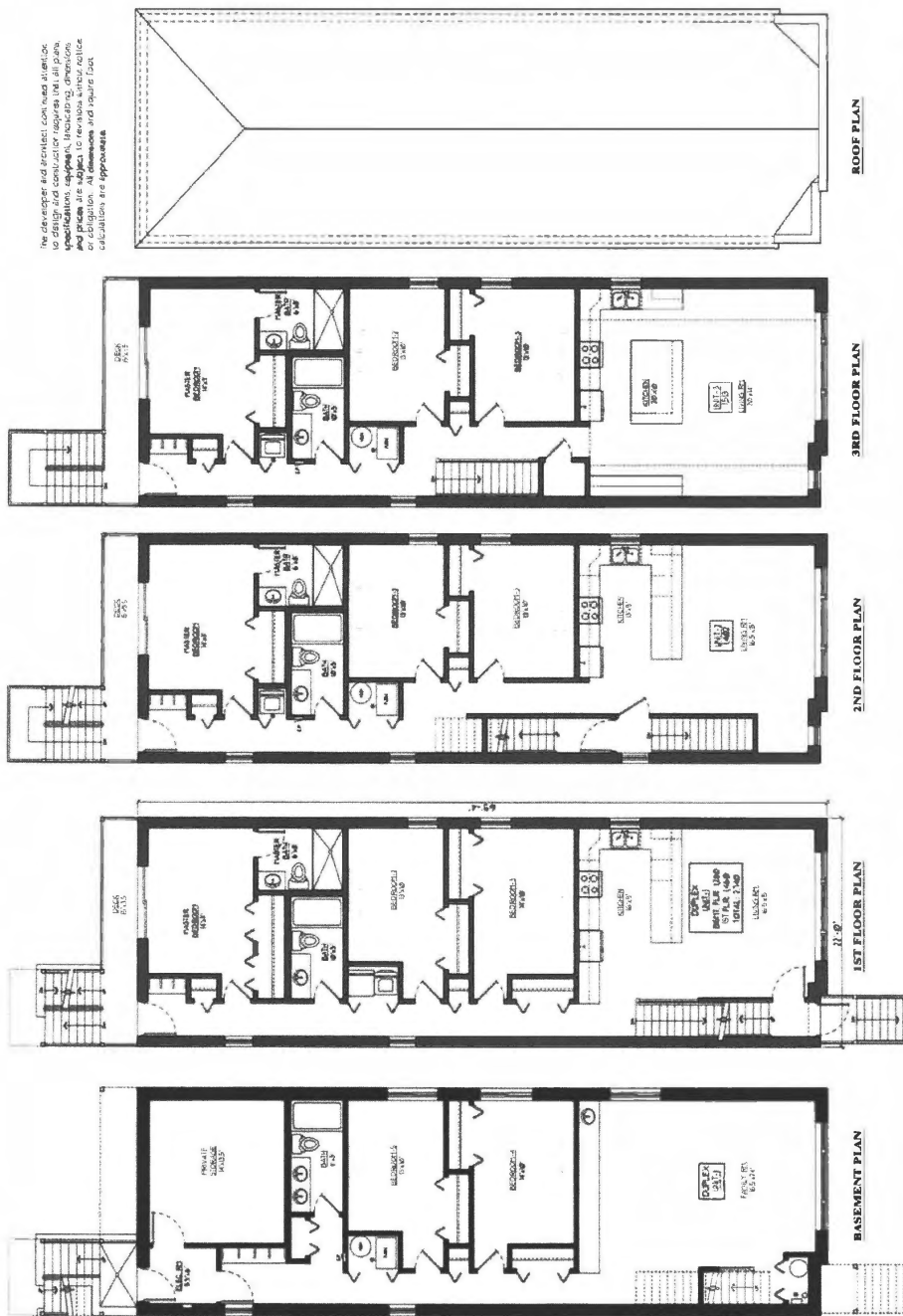


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 3 of 3)



PROPOSED DEVELOPMENT - (2) 3 STORY, 3 UNIT BUILDING
4246-42 S. ST. LAWRENCE AVE.

SALE OF CITY-OWNED PROPERTY AT 4256 S. ST. LAWRENCE AVE. TO JACK PROPERTIES LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026378]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 4256 South St. Lawrence Avenue to Jack Properties LLC under ChiBlockBuilder platform (4th Ward) (O2026-0026378), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

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

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

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

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on October 1, 2025, and ending on November 17, 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 October 2, 9, 16, 23 and 30 and November 6 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 Jack Properties LLC, an Illinois limited liability company (the "Buyer") for the sale of the City Property for the construction of two (2) masonry residential buildings, each containing 3 dwelling units in a duplex-down configuration and a detached 3-car garage, as depicted in the drawings attached hereto as Exhibit B (the "Project"); and

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

WHEREAS, The market value of the City Property as of September 24, 2025, as determined by CBRE, is \$192,178; and

WHEREAS, The estimated cost of the Project is \$1,800,000; and

WHEREAS, The Buyer offered to purchase the City Property for \$200,000 (the "Purchase Price"), and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within 90 days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Buyer Entity must pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed in substantially the form attached hereto as Exhibit D (the "Deed"), conveying the City Property to the Buyer Entity, provided the Deed may be modified as necessary to facilitate financing of the Project, subject to review and approval of the Corporation Counsel.

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

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

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

[Exhibit "B" referred to in this ordinance printed
on page 47100 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	4 th Ward/Douglas
TIF Area	43 rd Street/Cottage Grove
Size	55.25' x 126' and 6,961.50 sq. ft.
Current Zoning	RT4
Proposed Zoning	No Change
ZBA Approval	Not Applicable

Lots 37 and 38 in George S. Bowen's Subdivision of that part of the south 1/4 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.

Commonly Known As:

4256 South St. Lawrence Avenue
Chicago, Illinois 60653.

Permanent Index Number:

20-03-223-038-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicants	Status	Decision
Jack Properties LLC	Accepted	Applicant has history of building in Bronzeville and Woodlawn.
Applicant Number 2	Declined	Incomplete application.

*Exhibit "D".
(To Ordinance)*

Form Of Deed.

The City of Chicago, an Illinois municipal corporation and home rule unit of government, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("City" or "Grantor"), for and in consideration of \$200,000.00, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to an ordinance adopted by the City Council of the City ("City Council") on _____, and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to Jack Properties LLC, an Illinois limited liability company ("Grantee"), having an address of 10450 South Western Avenue, Chicago, Illinois 60643.

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

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

1. **Covenant To Improve City Land; Restriction On Conveyance.** Grantee: (a) shall improve the City Property with two (2) masonry residential buildings, each containing 3 dwelling units and a detached 3-car garage (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within thirty (30) days of the date of this deed, and complete construction of the Project within one hundred eighty (180) 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. The foregoing covenants shall expire upon completion of the Project.

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

Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.

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

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

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

Given under my hand and notarial seal on _____, 20__.

Notary Public

This 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:

Jack Properties, LLC
10450 South Western Avenue
Chicago, Illinois 60643

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 47094 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)



SALE OF CITY-OWNED PROPERTY AT 3643 S. DR. MARTIN LUTHER KING, JR. DR. TO 3643 S MLK DRIVE LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026382]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 3643 South Dr. Martin Luther King, Jr. Drive to 3643 S MLK Drive LLC under ChiBlockBuilder platform (4th Ward) (O2026-0026382), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 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 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 the available City-owned properties based on comparable sales, and these market value assessments are posted on the ChiBlockBuilder website 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 the ChiBlockBuilder for market rate development during the application period beginning on October 1, 2025 and ending on November 17, 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 October 3, 2025, October 10, 2025, October 17, 2025, October 24, 2025, October 31, 2025, November 7, 2025 and November 14, 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 3643 S MLK DRIVE LLC a(n) Illinois limited liability company ("Buyer") for the sale of the City property for the construction of a four (4) story four (4) unit residential building with three (3) bedrooms and two (2) bathrooms per unit and three (3) onsite parking spaces, as depicted in the drawings attached hereto as Exhibit B (the "Project");

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

WHEREAS, The market value of the City Property as of September 24, 2025, as determined by CBRE, is \$110,860 (the "Market Value"); and

WHEREAS, The estimated cost of the Project is \$1,125,000.00; and

WHEREAS, The Buyer offered to purchase the City Property for \$125,000.00 (the "Purchase Price"), and the Department desires to convey the City Property to the Buyer for the Purchase Price, subject to a deed restriction requiring the Buyer to construct the Project; and

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within one hundred twenty (120) days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Buyer Entity must pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed in substantially the form attached hereto as Exhibit D (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 47112 and 47113 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Property.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Ward/Community Area	4 th Ward/Douglas Community Area
TIF Area	Not Applicable
Approximate Size	Parcel 1: 33 x 125 and 4,106 ft ²
Current Zoning	RM5
Proposed Zoning	RM5
ZBA Approval	Not Applicable

Parcel 1:

The south 1/2 of Lot 9 (except the east 8 feet thereof taken for alley) in County Clerk's Division of Lots 16 and 17 in Block 1 Ellis' West Addition to Chicago of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3643 South Dr. Martin Luther King, Jr. Drive
Chicago, Illinois 60653.

Permanent Index Number:

17-34-400-037-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
3643 S MLK Drive LLC	Accepted	Market rate housing	Applicant has proven experience completing similar projects. The proposal included clear plans with financial feasibility that conformed to the existing plans. Applicant's purchase price exceeded the market value listed for the City Property.
Applicant Number 2	Declined	Market rate	Applicant lacked the proven experience to complete similar projects in the ward when compared to the Buyer.
Applicant Number 3	Declined	Market rate	The proposal did not conform to existing plans.
Applicant Number 4	Declined	Market rate	The proposal bid was less than the Market Value of the City Property.

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 \$125,000.00, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to ordinance [ordinance number] adopted by the City Council of the City ("City Council") on [date], and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to 3643 S MLK DRIVE LLC a(n) Illinois limited liability company ("Grantee"), having a principal business address of 234 Mannheim Road, Bellwood, Illinois 60104.

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 four (4) story four (4) unit residential building with three (3) bedrooms and two (2) bathrooms per unit and three (3) onsite parking spaces (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within one (1) month of the date of this deed, and complete construction of the Project within twelve (12) months 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, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property; 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 revert 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 reversion of title. The foregoing covenants shall expire upon completion of the Project.
2. **Environmental Documents Review.** The City, acting through its Department of the Environment ("DOE"), 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 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 DOE'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 DOE'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 DOE's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City Property. Grantee acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Property.

4. **Historic Contamination Of Urban Land.** Grantee acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the City Property, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Grantee acknowledges and agrees that the City Property is being conveyed, and Grantee accepts the City Property, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.
6. **Release Of City.** Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through, or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and

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

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the

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

Given under my hand and notarial seal on _____, 20__.

Notary Public

This Instrument Was Prepared By:

City of Chicago
Department of Law
Real Estate and Land Use Division
2 North LaSalle Street, Room 420
Chicago, Illinois 60602

Mail Deed And Subsequent Tax Bills To:

3643 S MLK DRIVE LLC
234 Mannheim Road
Bellwood, Illinois 60104

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 47105 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 _____, 2026.

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 _____, 2026.

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 2)

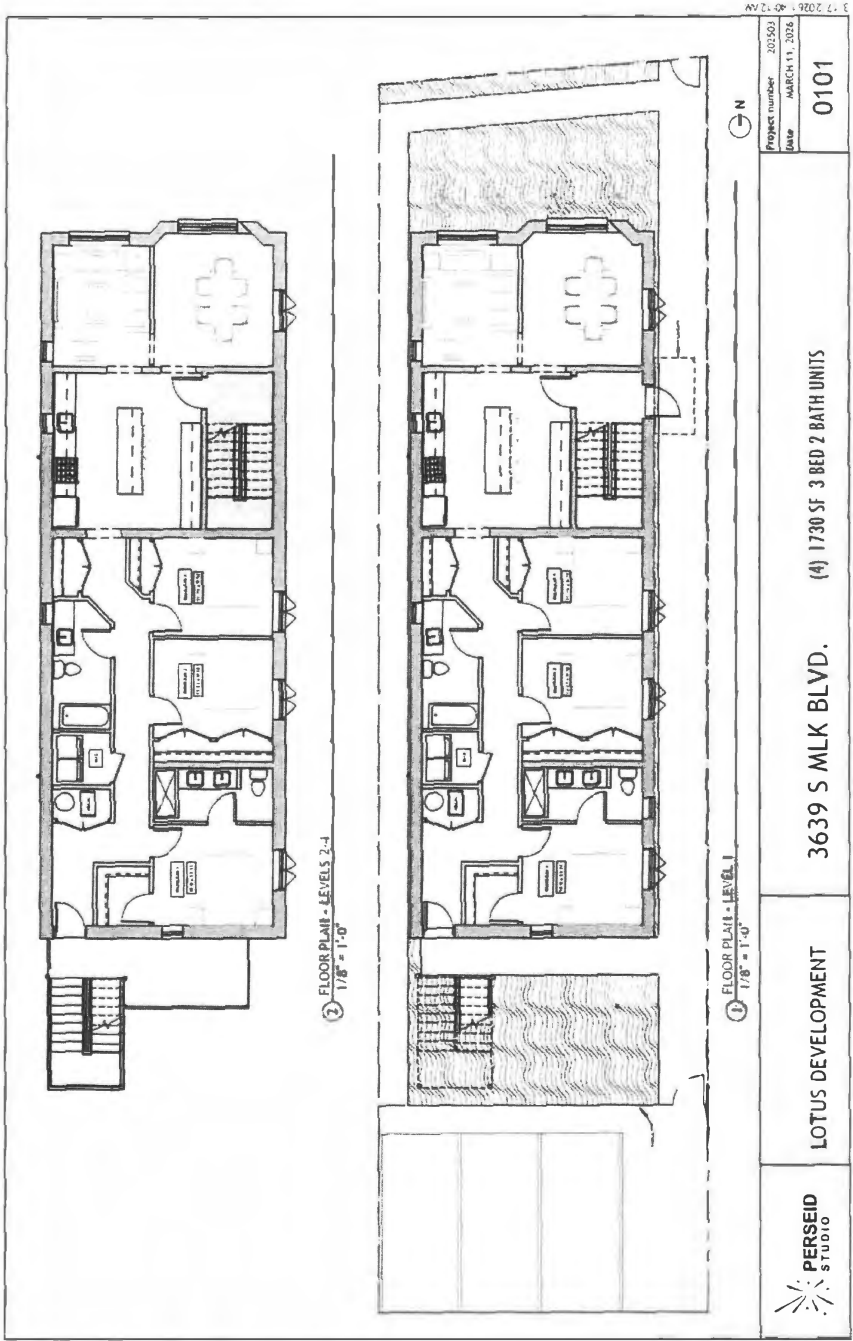
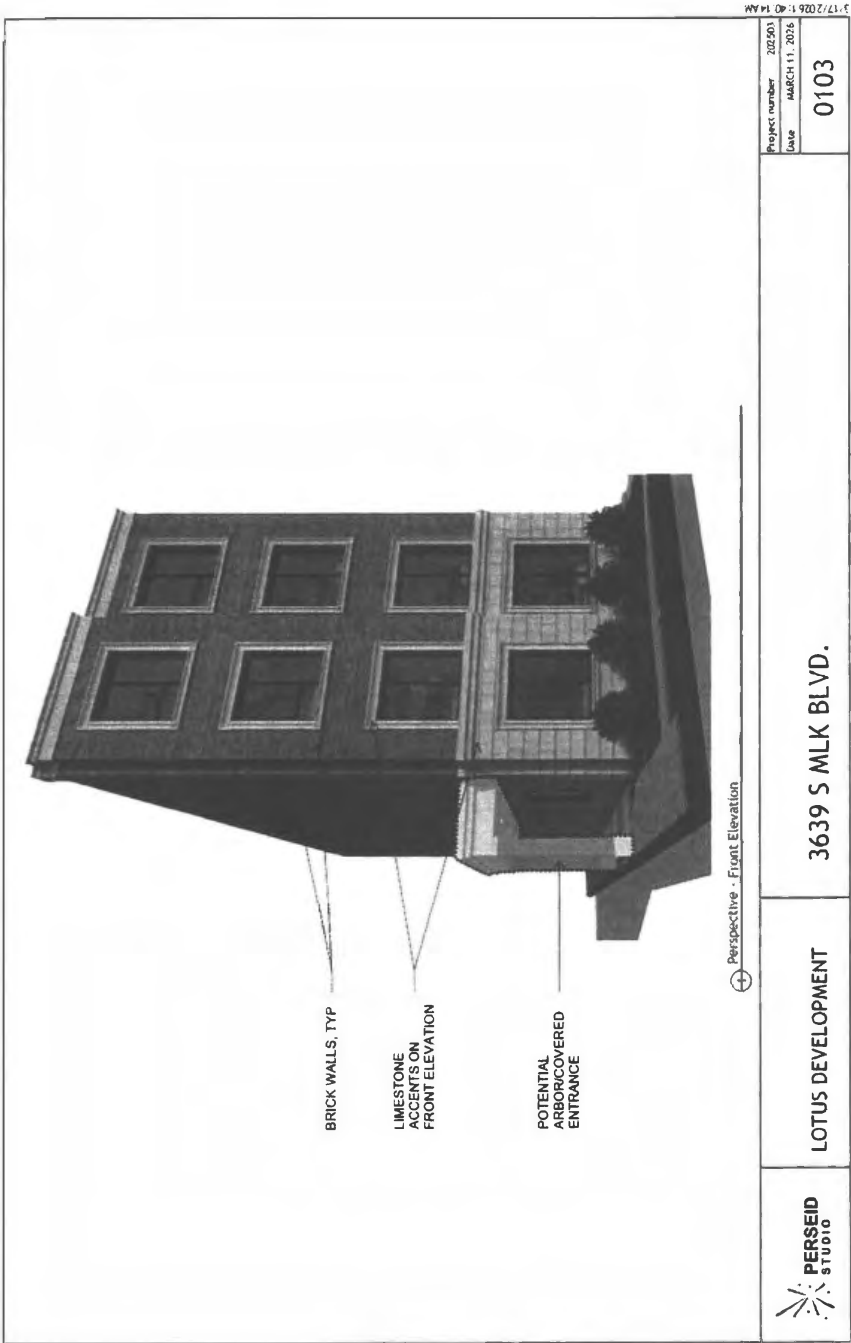


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 2 of 2)



SALE OF CITY-OWNED PROPERTY AT 48 N. PINE AVE. TO WESTSIDE HEALTH
AUTHORITY UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026377]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 48 North Pine Avenue to Westside Health Authority under ChiBlockBuilder platform (29th Ward) (O2026-0026377), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 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 16, 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 and 29, 2025 and May 6 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 Westside Health Authority, a(n) Illinois not-for-profit ("Buyer") for the sale of the City Property for the construction of one (1) three-story plus basement residential building with three (3) dwelling units (one 4-bedroom/3-bathroom unit and two 3-bedroom/2-bathroom units) and one (1) parking pad 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 applications for the City Property and reasons for selecting the Buyer are summarized on Exhibit C attached hereto; and

WHEREAS, The market value of the City Property as of March 7, 2025, as determined by CBRE, is \$16,608.00 (the "Purchase Price"); and

WHEREAS, The estimated cost of the Project is \$607,183.00; and

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

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within 180 days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("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 47125 through 47130 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	29/Austin
TIF Area	Not Applicable
Approximate Size	Parcel 1: 177.5 feet by 31.75 feet and 5,636 ft ²
Current Zoning	RT4
Proposed Zoning	Not Applicable
ZBA Approval	Not Applicable

Parcel 1:

Lot 27 and the south 6.25 feet of Lot 26 in Block 6 of Craft's Addition to Austinville, being Craft's Subdivision of the west 36 $\frac{1}{4}$ acres of the south 43 $\frac{3}{4}$ acres of the west 1/2 of the southwest 1/4 of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

48 North Pine Avenue
Chicago, Illinois 60644.

Permanent Index Number:

16-09-318-010-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Westside Health Authority	Accepted	Market rate development	Applicant provided evidence of development experience and included detailed design plans, a realistic budget and construction timeline, and proof of financing.
Applicant Number 2	Declined	Market rate development	Applicant proposed parking lot for nearby residents. DPD does not support parking at this location and the application lacked key information like a budget, a complete set of designs and financing sources.

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 \$16,608.00, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to ordinance [ordinance number] adopted by the City Council of the City ("City Council") on _____, and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to Westside Health Authority, a(n) Illinois not-for-profit ("Grantee"), having a principal business address of 5500 West Madison Street, Chicago, Illinois 60644.

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 the construction of one (1) three-story plus basement residential building with three (3) dwelling units (one 4-bedroom/3-bathroom unit and two 3-bedroom/2-bathroom units) and one (1) parking pad with three (3) parking spaces (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within sixty (60) days of the date of this deed, and complete construction of the Project within 305 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, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, 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. The foregoing covenants shall expire upon completion of the Project.
2. **Environmental Documents Review.** The City, acting through its Department of the Environment ("DOE"), 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 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 DOE'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 DOE'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 DOE's Limited Review may not have located

all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City Property. Grantee acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Property.

4. **Historic Contamination Of Urban Land.** Grantee acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the City Property, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Grantee acknowledges and agrees that the City Property is being conveyed, and Grantee accepts the City Property, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.
6. **Release Of City.** Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through, or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise,

in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property, and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City")

pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 20__.

Notary Public

This Instrument Was Prepared By:

Mail Deed And Subsequent Tax Bills To:

City of Chicago
Department of Law
Real Estate and Land Use Division
2 North LaSalle Street, Room 420
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 47118 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 _____, 2026.

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 _____, 2026.

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 6)

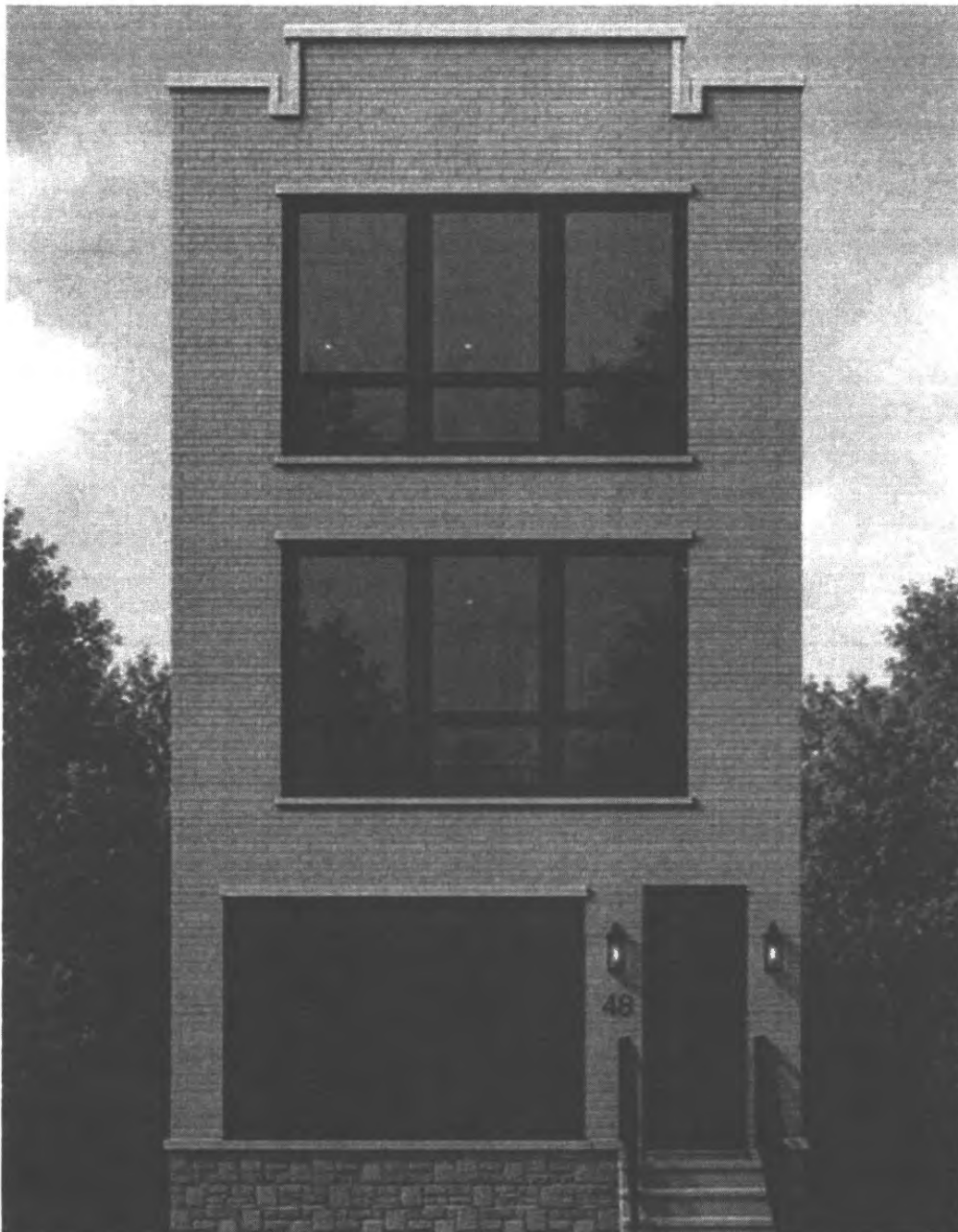


Exhibit "B".
(To Ordinance)

Drawings.
(Subject to change with department approval)
(Page 2 of 6)

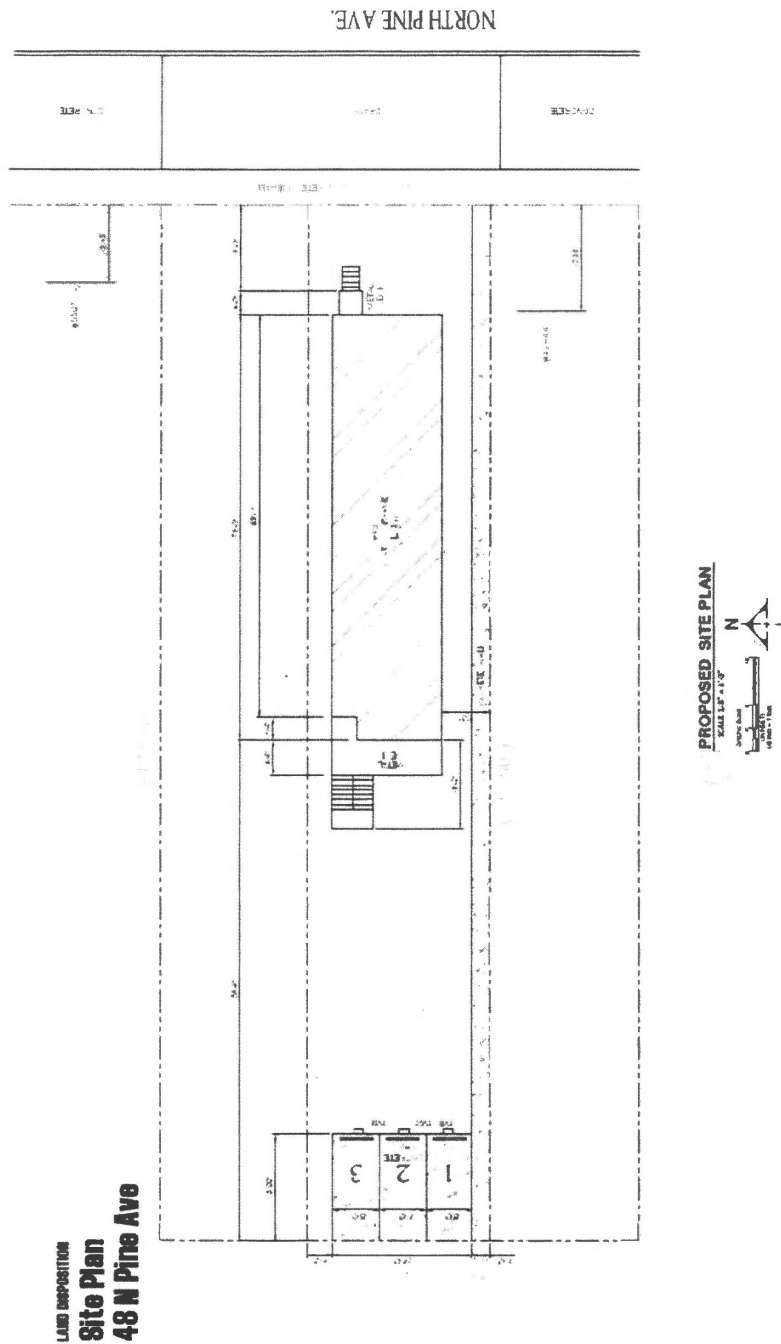
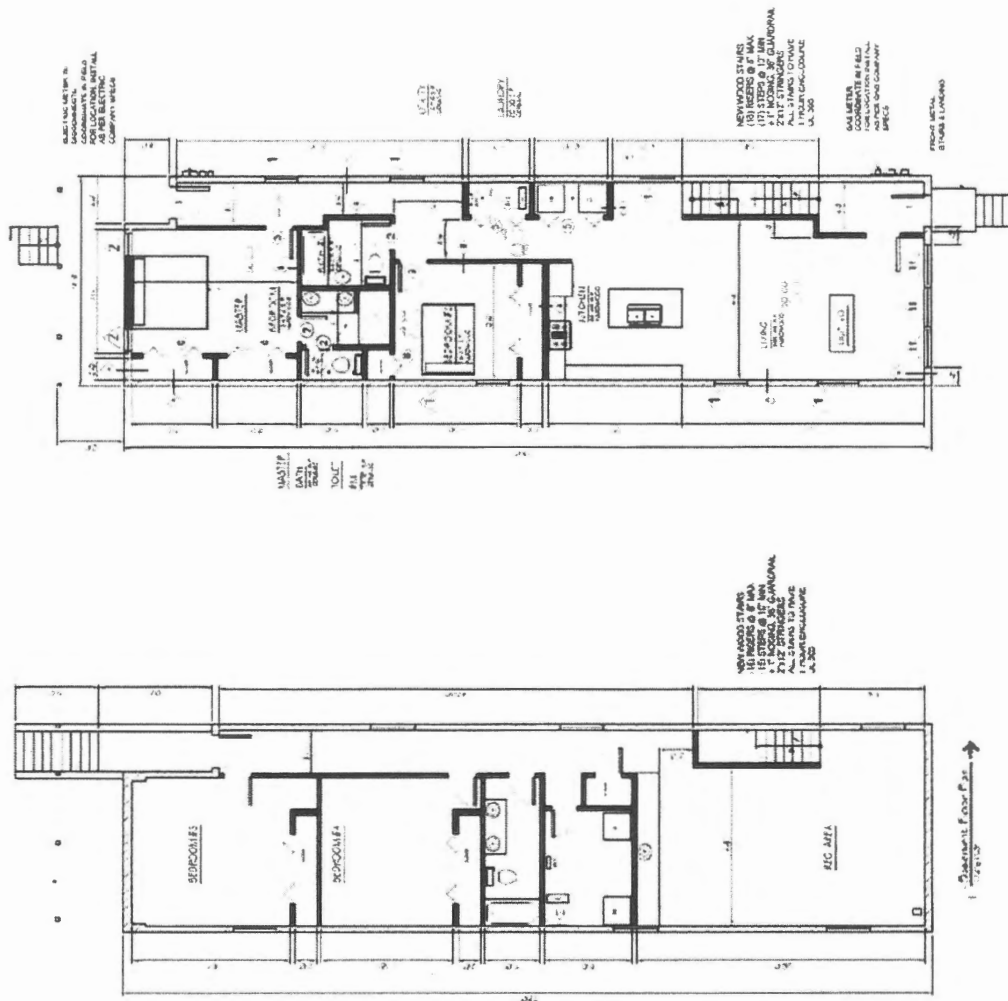


Exhibit "B".
(To Ordinance)

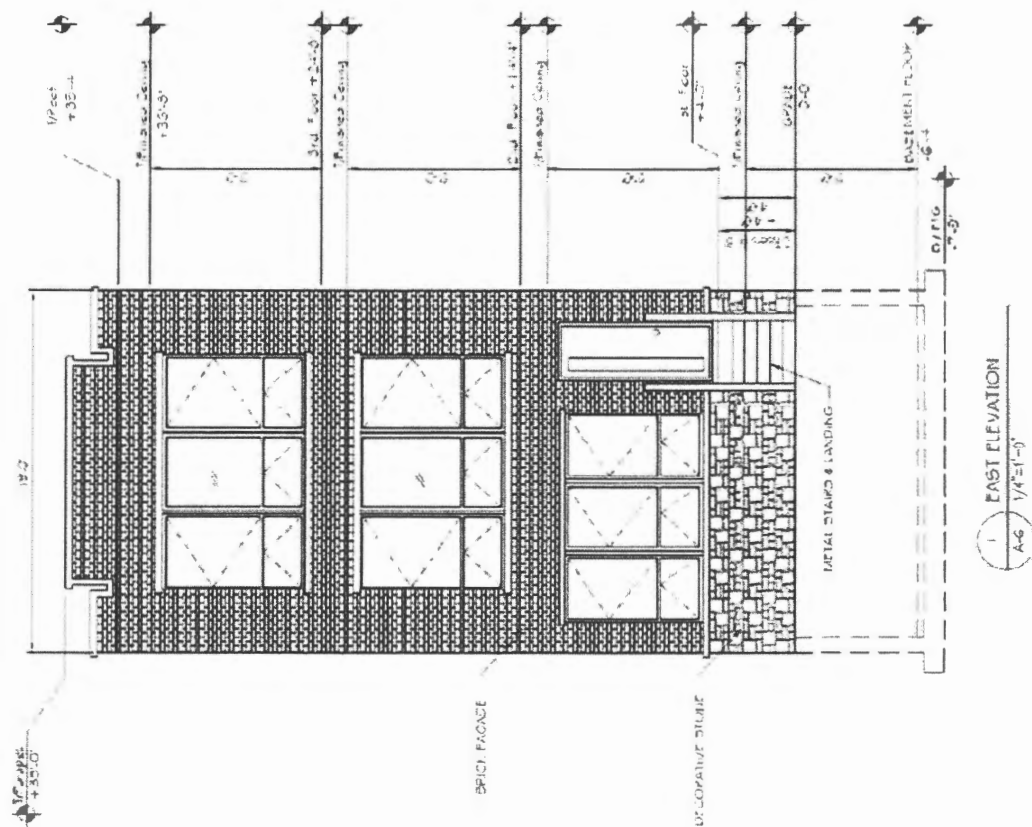
Drawings.
(Subject to change with department approval)
(Page 3 of 6)



LAND DISPOSITION
Site Plan
48 N Pine Ave

Exhibit "B".
(To Ordinance)

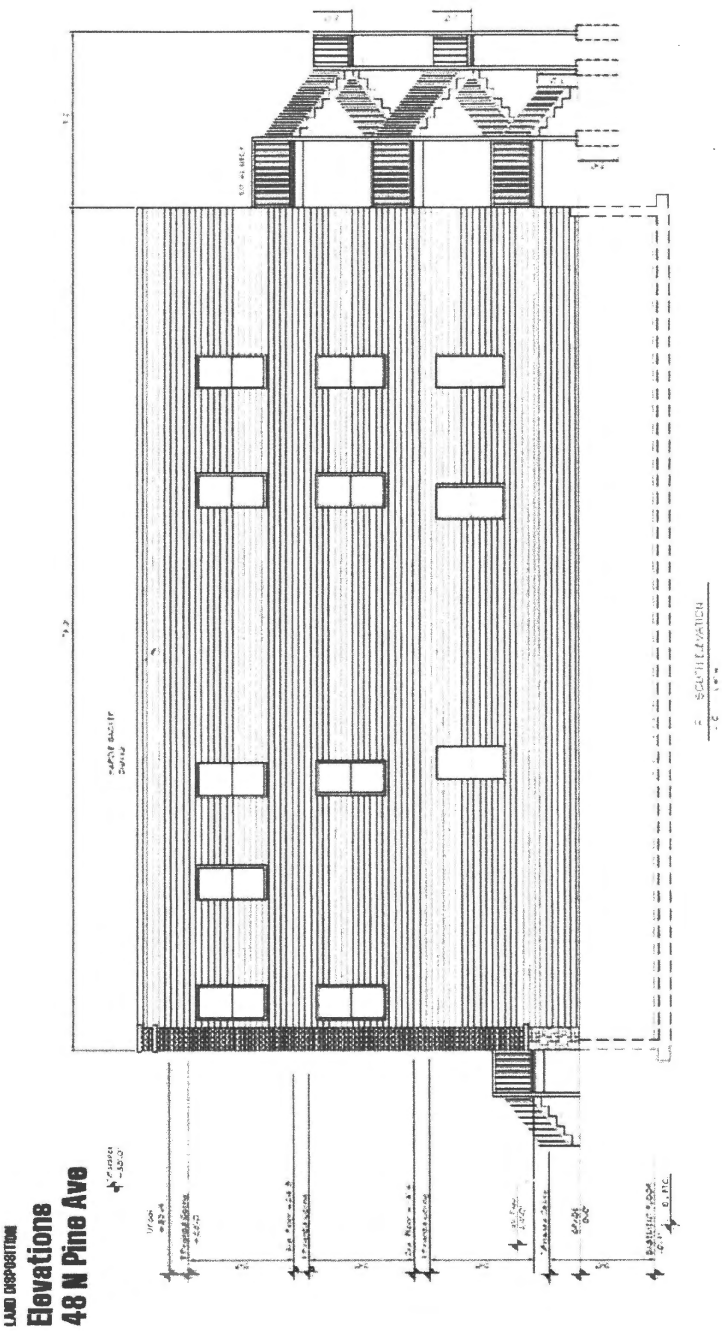
Drawings.
(Subject to change with department approval)
(Page 5 of 6)



LAND DISPOSITION
Elevations
48 N Pine Ave

Exhibit "B".
(To Ordinance)

Drawings.
(Subject to change with department approval)
(Page 6 of 6)



SALE OF CITY-OWNED PROPERTY AT 2438, 2442, 2444 AND 2445 W. 34TH PL.
TO M3 CHICAGO LLC UNDER CHIBLOCKBUILDER MISSING MIDDLE INFILL
HOUSING INITIATIVE.

[O2026-0026397]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026, and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 2438, 2442, 2444 and 2445 West 34th Place to M3 Chicago LLC under ChiBlockBuilder Missing Middle Infill Housing Initiative (12th Ward) (O2026-0026397), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 vacant land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

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

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

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

WHEREAS, The MM Initiative seeks qualified developers to construct housing for sale to owner-occupants in furtherance of restoring neighborhood density, expanding homeownership, and supporting community revitalization efforts; and

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

WHEREAS, The Department issued a Request for Applications ("RFA") through ChiBlockBuilder for the sale of 33 vacant City lots in 7 clusters in McKinley Park, West Garfield Park, and East Garfield Park, including the cluster of properties legally described on Exhibit A attached hereto (each, a "City Lot" and collectively, the "City Lots"), for construction of townhouses and two-to-six-unit residential buildings; and

WHEREAS, The Department accepted applications for the City Lots beginning on October 1, 2025 and ending on November 17, 2025 (the "Application Period"); and

WHEREAS, Public notices directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale during the Application Period were published in the *Chicago Tribune* on October 2, 16, 30 and November 13, 2025; and

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

WHEREAS, The Department selected M3 Chicago LLC, an Illinois limited liability company, or a related entity or principal party ("Selected Applicant"), for the sale of the City Lots for One Dollar (\$1.00) per lot (the "Purchase Price") for the construction of the project described on Exhibit A and depicted on Exhibit D (the "Project"); and

WHEREAS, A summary of the reasons for selecting the Selected Applicant and declining the other applications for the City Lots ("Proposals") is provided on Exhibit B attached hereto; and

WHEREAS, The City finds it is in its best interest to sell the City Lots to the Selected Applicant or to a land trust of which the Selected Applicant is the sole beneficiary, or to an entity of which the Selected Applicant is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Selected Applicant approved by the Department (the "Developer"); and

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

WHEREAS, The combined market value of the City Lots as of the RFA, as determined by CBRE, is \$115,241.31; and

WHEREAS, The Selected Applicant applied for a grant for the construction of the Project from the City's Housing and Economic Development bond and received a conditional commitment from the Department in the amount of \$1,500,000.00; and

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Lots for the Purchase Price in their "as is" condition to the Developer, subject to the Developer entering into the Redevelopment Agreement with the City. If the Developer fails to close on the Redevelopment Agreement within six (6) months of the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("Commissioner"), in the Commissioner's sole discretion, extends the closing date. The Developer shall pay all escrow fees and other title insurance fees and closing costs.

SECTION 3. The Mayor or the Mayor's proxy is authorized to execute, and the City Clerk or the Deputy City Clerk is authorized to attest, a quitclaim deed or deeds (each a "Deed") conveying the City Lots to the Developer subject to those covenants, conditions and restrictions set forth in the Redevelopment Agreement and herein. The Deed shall be in substantially the form attached hereto as Exhibit C.

SECTION 4. The Commissioner, or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel, as to form and legality, to negotiate, execute and deliver such documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance and the Redevelopment Agreement. Such documents may contain terms and provisions that the Commissioner or the Commissioner's designee deems appropriate, including provisions related to indemnification, releases, affidavits and other documents as may be reasonably necessary to remove exceptions from title to the City Lots or otherwise may be reasonably necessary or appropriate to consummate the transaction contemplated hereby.

SECTION 5. This Project will be issued a waiver from Chapter 16-18 of the Municipal Code, the Open Space Impact Fee Ordinance, pursuant to Section 16-18-070, Individualized Assessment of Impact.

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

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

SECTION 8. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity of such provision shall not affect any of the other provisions of this ordinance.

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

[Exhibit "D" referred to in this ordinance printed on
pages 47141 through 47149 of this *Journal*.]

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

Exhibit "A".
(To Ordinance)

Legal Description Of City Lots And Project Description.

(Legal Descriptions Are Subject To Title Commitment And Survey)

Missing Middle Round	3
Ward/Community Area	12/McKinley Park
Cluster	G
TIF Area	Not Applicable
Project Description	Construction of five (5) two-flat residential buildings with a total of 10 dwelling units

Parcel	Address	PIN	Size (feet ²)	Market Valuation	Buildings Per Parcel	Phase
1.	2438 West 34 th Place	16-36-203-017-0000	5,980	\$47,814.39	2	1
2.	2442 West 34 th Place	16-36-203-016-0000	2,990	\$23,928.68	1	1
3.	2444 West 34 th Place	16-36-203-015-0000	2,990	\$23,929.16	1	1
4.	2445 West 34 th Place	16-36-204-002-0000	2,990	\$23,948.38	1	1

Parcel 1:

Lots 22 and 23 in Gage's Subdivision of Block 34 (except the west 100 feet thereof) in Samuel J. Walker's Subdivision of that part lying south of the Illinois and Michigan Canal of the northwest 1/4 of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:

2438 West 34th Place
Chicago, Illinois 60608.

Permanent Index Number:

16-36-203-017-0000.

Parcel 2:

Lot 24 in Gage's Subdivision of Block 34 (except the west 100 feet thereof) in Samuel J. Walker's Subdivision of that part lying south of the Illinois and Michigan Canal of the northwest 1/4 of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:

2442 West 34th Place
Chicago, Illinois 60608.

Permanent Index Number:

16-36-203-016-0000.

Parcel 3:

Lot 25 in Gage's Subdivision of Block 34 (except the west 100 feet thereof) in Samuel J. Walker's Subdivision of that part lying south of the Illinois and Michigan Canal of the northwest 1/4 of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:

2444 West 34th Place
Chicago, Illinois 60608.

Permanent Index Number:

16-36-203-015-0000.

Parcel 4:

Lot 24 in Proudfoot's Subdivision of Block 35 (except the west 100 feet thereof) in S.J. Walker's Subdivision of that part lying south of the Illinois and Michigan Canal of the northwest 1/4 of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, and of that part south of the Canal of the east 1/2 of the northwest 1/4 of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address:

2445 West 34th Place
Chicago, Illinois 60608.

Permanent Index Number:

16-36-204-002-0000.

Exhibit "B".
(To Ordinance)

Competing Proposals.

Applicant	Status	Decision
M3 Chicago, LLC, an Illinois limited liability company, or a related entity or principal party	Accepted	The applicant has relevant experience and knowledge of both Chicago and the area surrounding the cluster. The team composition includes both experienced and emerging developers. The design is feasible and good.
Applicant Number 2	Declined	Longer project timeline, less equity, needs more City financing.
Applicant Number 3	Declined	Proposing condominiums. No LOIs or community engagement.
Applicant Number 4	Declined	Unit counts and building types inconsistent across application; no LOIs; no relevant project photos or local experience.
Applicant Number 5	Declined	No LOIs or demonstrable community engagement; unit counts and building types are inconsistent across application; building designs not aligned with lots.
Applicant Number 6	Declined	Full project team unclear; no LOIs; no demonstrable project experience.
Applicant Number 7	Declined	Development team seems incomplete (architect listed but not included in org); provided 1 example of a 2-flat reno in Garfield Ridge; all units sold below \$440K; final proposal included a site not part of Missing Middle.

Applicant	Status	Decision
Applicant Number 8	Declined	Organizational structure unclear; no Chicago examples; no detailed budget, funding sources or LOIs; no elevations or floor plans; utilizing Kinexx modular homes.
Applicant Number 9	Declined	Proposal is only single-family homes, not MM; team is unclear; did not provide photos, dates, etc., of experience examples. No LOI, lender information provided.

*Exhibit "C".
(To Ordinance)*

Form Of Deed.

The City of Chicago, an Illinois municipal corporation, having its principal offices at 121 North LaSalle Street, Chicago, Illinois 60602 ("Grantor"), for the consideration of \$5.00, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims to M3 Chicago LLC, an Illinois limited liability company ("Grantee"), whose offices are located at 3651 South Archer Avenue Number 1027, Chicago, Illinois 60609, all interest and title of Grantor in the real property legally described and identified on (Sub)Exhibit A attached hereto ("Property"), pursuant to an ordinance adopted by the City Council of the City of Chicago on _____, 20____, and published at pages _____ through _____ in the *Journal of the Proceedings of the City Council* of such date (the "Project Ordinance").

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

First: Grantee shall commence construction of the Project within six (6) months after the date of this deed, and shall complete the Project (as evidenced by the issuance of the Certificate of Completion) in accordance with the terms of the Agreement; provided, however, Grantor's Department of Planning and Development or any successor department thereto (the "Department"), in its reasonable discretion, may extend the construction commencement and completion dates.

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

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

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

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

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

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

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

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

Given under my hand and notarial seal on _____, 20__.

Notary Public

This Instrument Was Prepared By:

City of Chicago
Department of Law
Real Estate and Land Use Division
2 North LaSalle Street, Suite 420
Chicago, Illinois 60602

Mail Deed And Subsequent Tax Bills To:

M3 Chicago, LLC
3651 South Archer Avenue #1027
Chicago, Illinois 60609

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 47135 through 47137
of this *Journal*.]

Exhibit "D".
(To Ordinance)

Drawings.
(Plans Subject To Change With Department Approval)
(Page 1 of 9)

BUILDING TYPE A

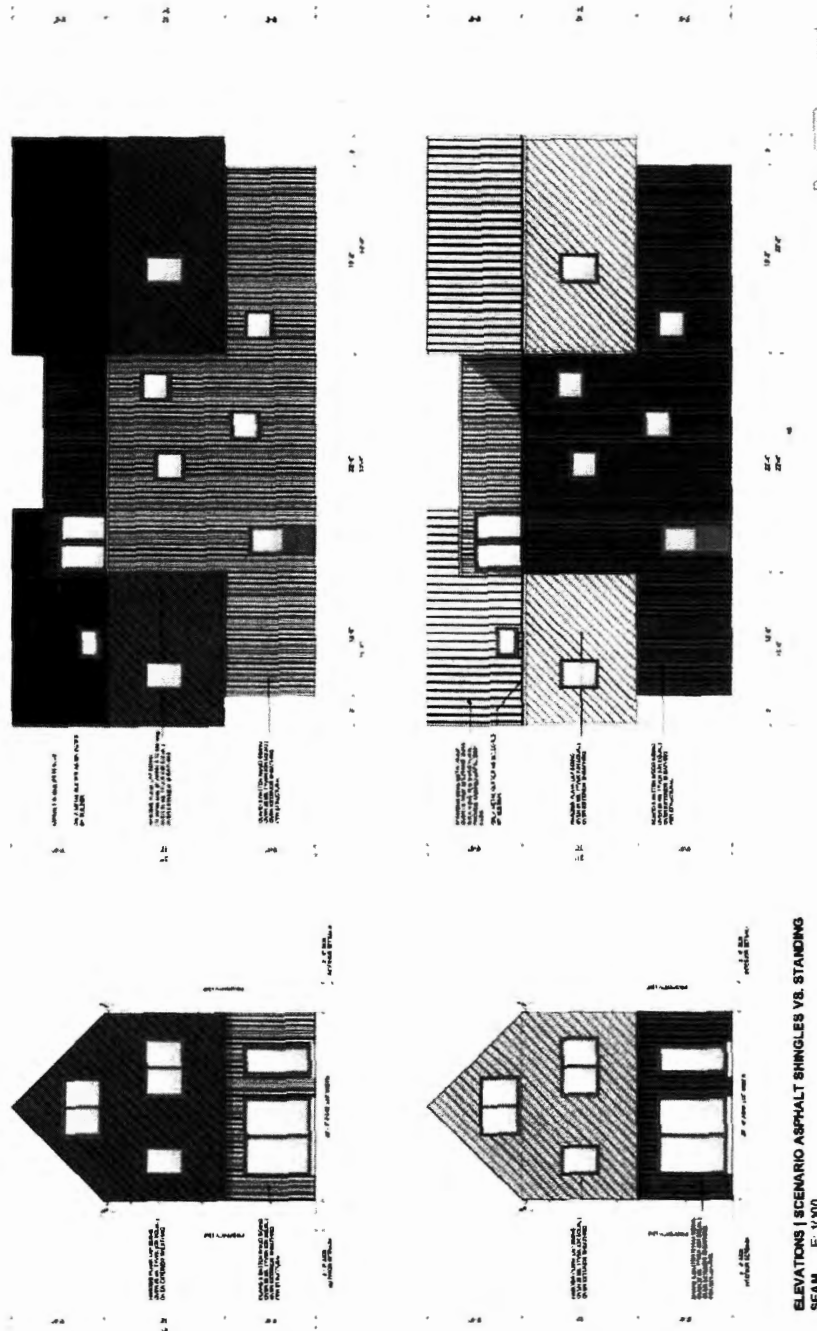


Exhibit "D".
(To Ordinance)

Drawings.
(Plans Subject To Change With Department Approval)
(Page 2 of 9)

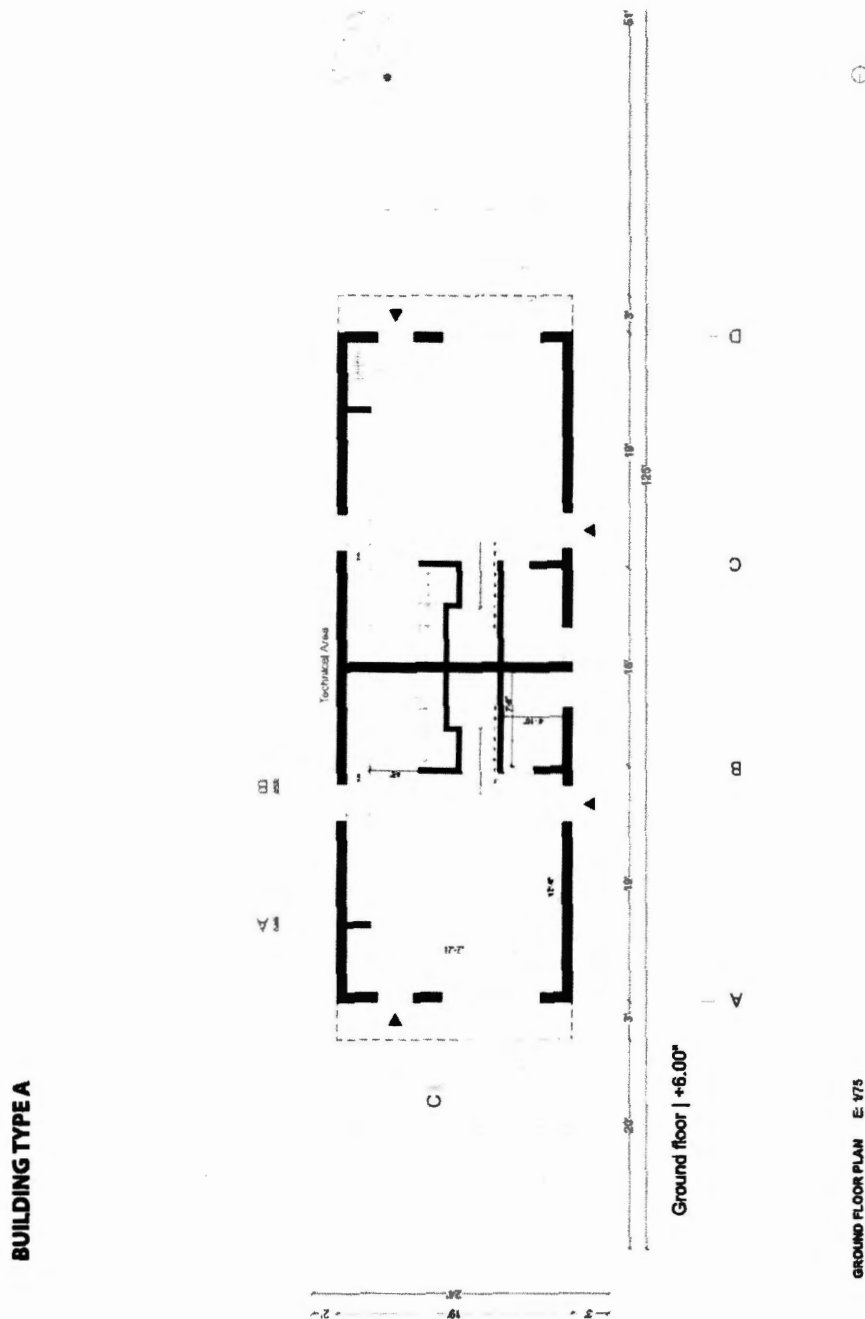
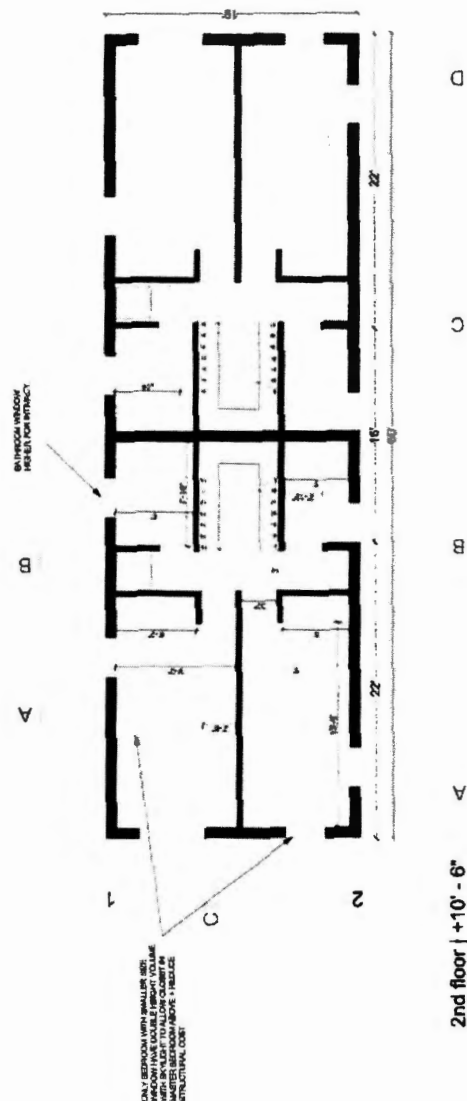


Exhibit "D".
(To Ordinance)

Drawings.

(Plans Subject To Change With Department Approval)
(Page 3 of 9)



BUILDING TYPE A

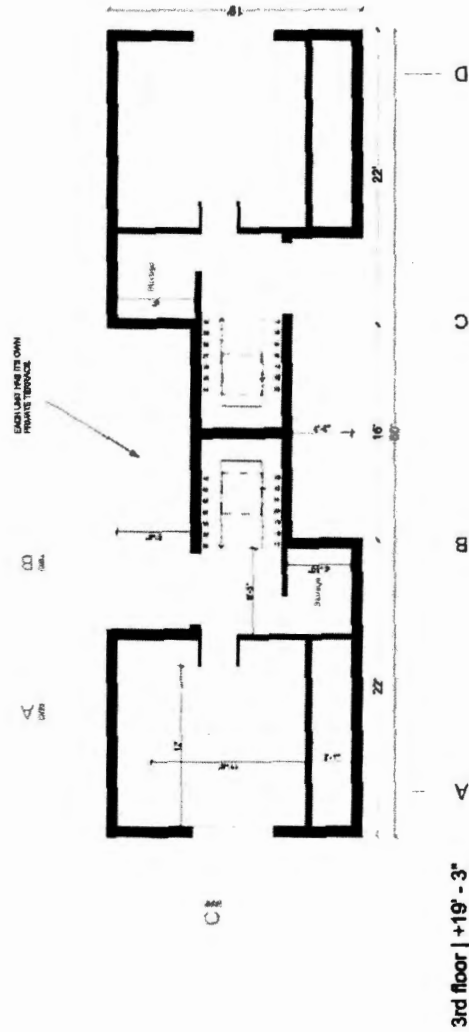
2ND FLOOR PLAN E: V75

Exhibit "D".
(To Ordinance)

Drawings.
(Plans Subject To Change With Department Approval)
(Page 4 of 9)

①

BUILDING TYPE A

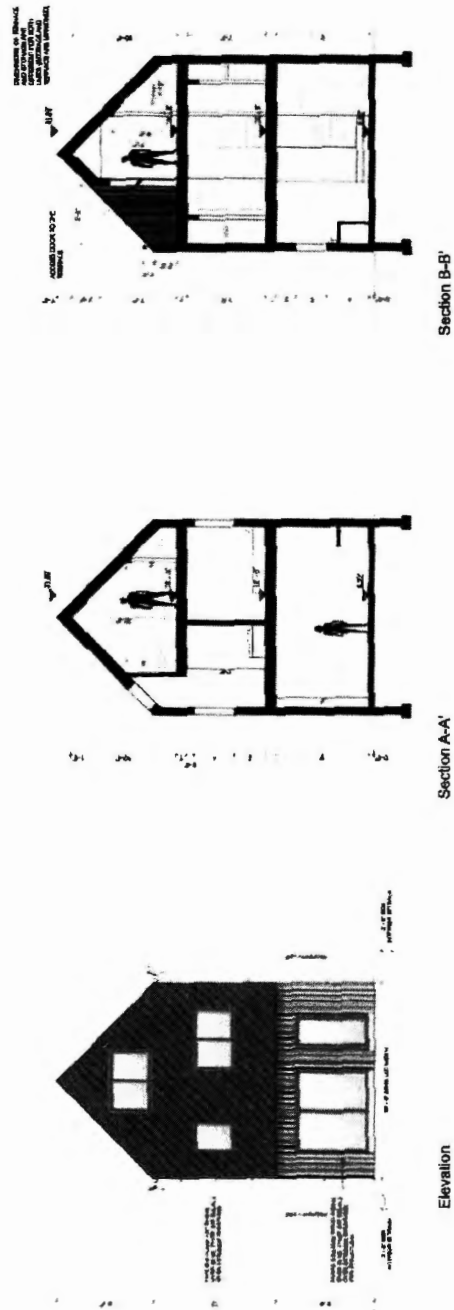


3RD FLOOR PLAN E: Y75

Exhibit "D".
(To Ordinance)

Drawings.
(Plans Subject To Change With Department Approval)
(Page 5 of 9)

BUILDING TYPE A

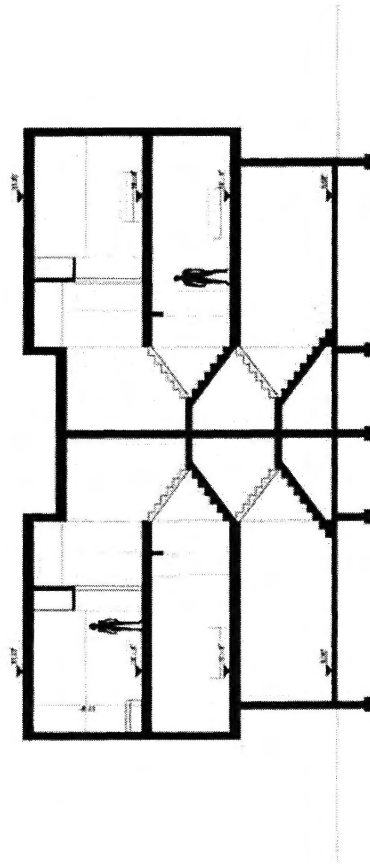
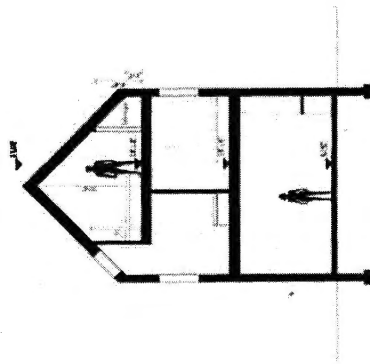


SECTIONS | SCENARIO 31' VS 34' E: 1/100

Exhibit "D".
(To Ordinance)

Drawings.
(Plans Subject To Change With Department Approval)
(Page 6 of 9)

BUILDING TYPE A



SECTIONS | SCENARIO 31' VS 34' E: 1/100

Exhibit "D".
(To Ordinance)

Drawings.
(Plans Subject To Change With Department Approval)
(Page 8 of 9)

BUILDING TYPE B

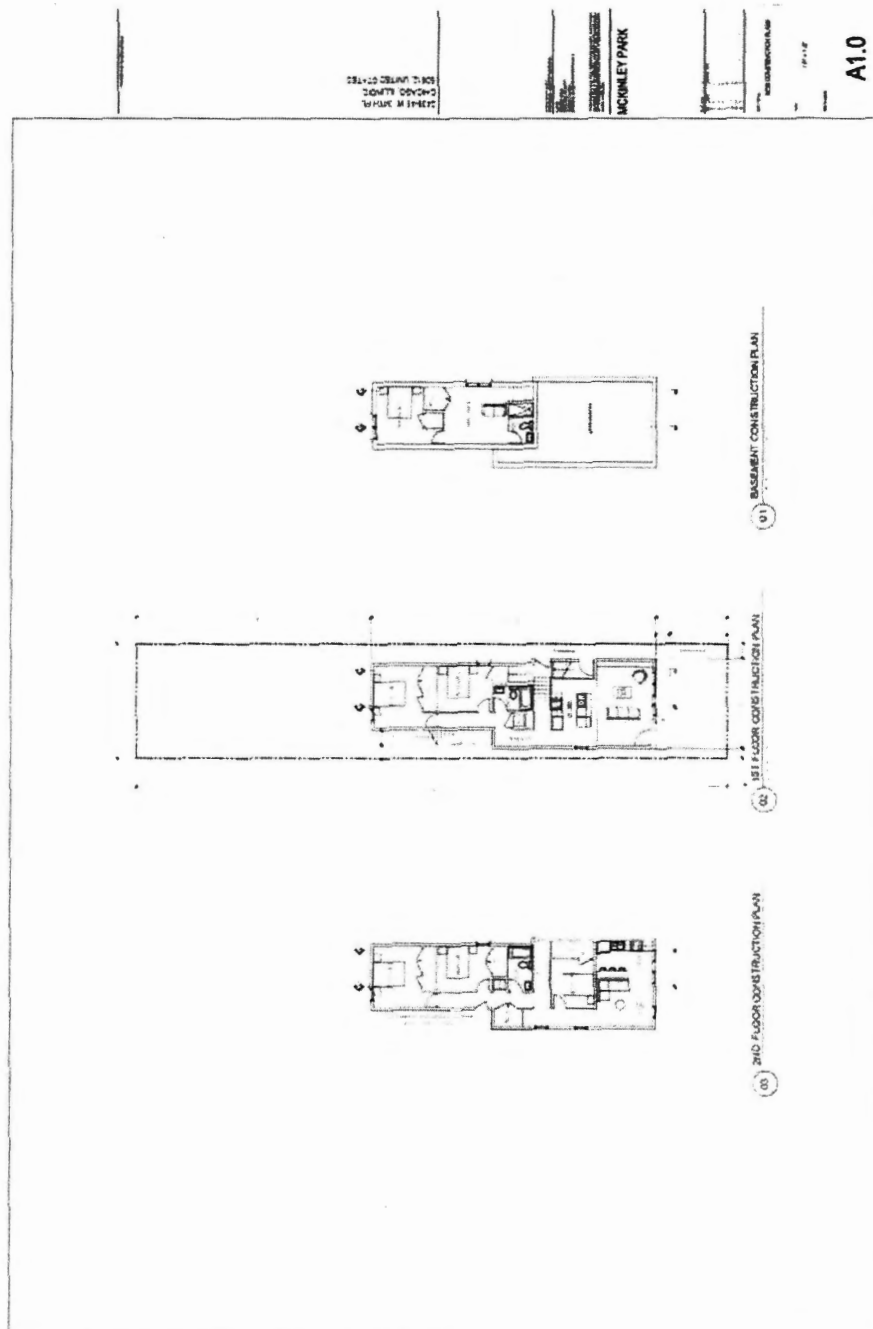
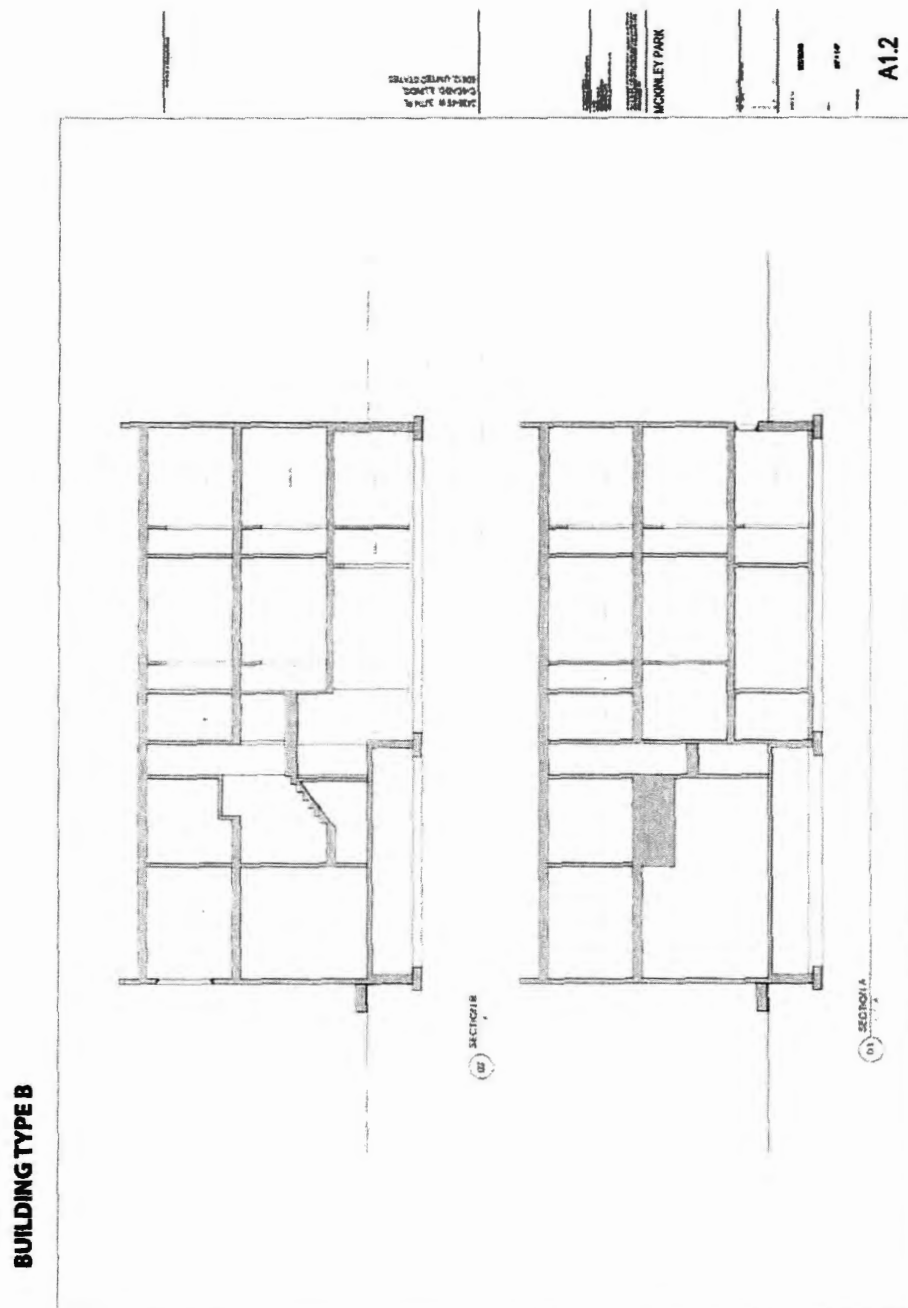


Exhibit "D".
(To Ordinance)

Drawings.
(Plans Subject To Change With Department Approval)
(Page 9 of 9)



SALE OF CITY-OWNED PROPERTY AT 419 E. 50TH ST. TO CLICK DEVELOPMENT LLC UNDER CHIBLOCKBUILDER PLATFORM.

[O2026-0026362]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the sale of City-owned property at 419 East 50th Street to Click Development LLC under ChiBlockBuilder platform (20th Ward) (O2026-0026362), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 land which are costly to clean up and maintain, do not generate property taxes, and are a detriment to the community; and

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

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

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

WHEREAS, The Department offered the property identified on Exhibit A attached hereto (the "City Property") for sale on ChiBlockBuilder for market rate development during the application period beginning on November 17, 2022 and ending on February 3, 2023 (the "Application Period"); and

WHEREAS, A public notice directing prospective applicants to ChiBlockBuilder for listings of City-owned properties for sale during the Application Period was published in the *Chicago Tribune* on November 20 and 27, 2022 and February 3, 2022; and

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

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

WHEREAS, The Department selected Click Development LLC, a(n) Illinois limited liability company ("Buyer") for the sale of the City Property for the construction of a masonry building containing four (4) residential units and 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 applications for the City Property and reasons for selecting the Buyer are summarized on Exhibit C attached hereto; and

WHEREAS, The market value of the City Property as of February 24, 2025, as determined by CBRE, is \$78,000.00; and

WHEREAS, The estimated cost of the Project is \$1,290,274.00; and

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

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

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

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

SECTION 2. The City Council hereby approves the sale of the City Property in its "as is" condition to Buyer, or to an entity of which Buyer is the sole controlling party or which is comprised of the same principal parties, or to an affiliate of Buyer approved by the Department (the "Buyer Entity") for the Purchase Price, subject to the Buyer Entity's satisfaction of each of the following conditions precedent to closing (unless waived by the Department in its sole discretion):

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

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

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

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

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

If the Buyer Entity fails to close on the acquisition of the City Property within 180 days after the date of passage and approval of this ordinance, then this ordinance will be rendered null and void and of no further effect, unless the Commissioner of the Department ("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 47161 through 47173 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	20/Grand Boulevard
TIF Area	None
Approximate Size	3,050 SF
Current Zoning	RM5
Proposed Zoning	RM5
ZBA Approval	Not Applicable

Parcel 1:

Lot 7 in the subdivision of west 1 acre of Lot 8 in Lavina & Co.'s Subdivision of the south 1/4 of the northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

419 East 50th Street
Chicago, Illinois 60615.

Permanent Index Number:

20-10-222-003-0000.

Exhibit "C".
(To Ordinance)

Competing Proposals.

Applicant	Status	Application Type	Decision
Click Development LLC	Accepted	Market rate housing	Reasonable finances, appropriate site plan, fits well with community context.
Applicant Number 2	Declined	Market Rate	Missing documents.

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 \$78,000.00, and other good and valuable consideration, conveys and quitclaims all right, title and interest in the real property legally described on (Sub)Exhibit A attached hereto ("City Property"), pursuant to ordinance [ordinance number] adopted by the City Council of the City ("City Council") on _____, and published in the *Journal of the Proceedings of the City Council* for such date at pages _____ through _____, to Click Development LLC a(n) Illinois limited liability company ("Grantee"), having a principal business address of 427 East 48th Street Number 2, Chicago, Illinois 60615.

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 masonry building containing four (4) residential units and three (3) parking spaces (the "Project"), in accordance with the site plan and elevations previously approved by the Department of Planning and Development (the "Department"), provided the Department, in its sole discretion, may approve modifications upon written request; (b) shall commence construction of the Project within 60 days of the date of this deed, and complete construction of the Project within 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, Grantee may not, without the prior written consent of the City, which shall be in the City's sole discretion: (i) merge, liquidate, or consolidate; (ii) directly or indirectly sell, lease, assign or otherwise transfer the City Property, 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 revert 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 reversion of title. The foregoing covenants shall expire upon completion of the Project.
2. **Environmental Documents Review.** The City, acting through its Department of the Environment ("DOE"), 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 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 DOE'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 DOE'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 DOE's Limited Review may not have located

all City, publicly available, or other documents or information relating to the condition of the City Property, and that there may be other conditions, uses, and sources or types of contamination affecting the City Property. Grantee acknowledges and agrees that the City is not obligated to locate all such documentation or information or to perform any environmental investigation or evaluation of the City Property.

4. **Historic Contamination Of Urban Land.** Grantee acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Buyer acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils", EPA 542/F-10/011 (Spring 2011).
5. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City Property and is relying solely upon Grantee's own inspection and other due diligence activities that Grantee may have conducted in determining whether to acquire the City Property, and not upon any information provided by or on behalf of the City with respect thereto, including without limitation, the Limited Review, the Review Documents and any summary thereof. Grantee acknowledges and agrees that the City Property is being conveyed, and Grantee accepts the City Property, in its "As Is", "Where Is" and "With All Faults" condition without any covenant, representation, or warranty, express or implied, of any kind, regarding the physical or environmental condition of the City Property or the suitability of the City Property for any purpose whatsoever. Grantee acknowledges and agrees that Grantee is solely responsible for any investigation and remediation work necessary to put the City Property in a condition which is suitable for its intended use.
6. **Release Of City.** Grantee, on behalf of itself, its affiliates, and the respective officers, directors, trustees, employees, agents, successors and assigns of Grantee and its affiliates (collectively, the "Grantee Parties"), or anyone claiming by, through, or under the Grantee Parties, hereby releases, relinquishes and forever discharges, Grantor and its officers, employees, agencies, departments, officials, agents, representatives, contractors and consultants (collectively, "City Parties"), from and against any and all claims, demands, losses, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and court costs (collectively, "Losses") which the Grantee or any of the Grantee Parties ever had, now have, or hereafter may have, whether grounded in tort or contract or otherwise,

in any and all courts or other forums, of whatever kind or nature, whether known or unknown, foreseen or unforeseen, now existing or occurring after the date of this deed, based upon, arising out of or in any way connected with, directly or indirectly, the environmental or physical condition of the City Property, including, without limitation: (i) any release, emission, discharge, generation, transportation, treatment, storage or disposal of hazardous substances in, on, under or about the City Property, or threatened release, emission or discharge of hazardous substances in, on, under or about the City Property; and (ii) any investigation, cleanup, monitoring, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision or other third party in connection or associated with the City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Released Claims"). Grantee shall defend (through an attorney reasonably acceptable to the City), indemnify, and hold the City Parties harmless from and against any and all Losses which may be made or asserted by any third parties (including, without limitation, any of the Grantee Parties or anyone claiming by, through, or under the Grantee Parties) arising out of or in any way connected with, directly or indirectly, any of the Released Claims. Grantee Parties waive their rights of contribution and subrogation against the City Parties.

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

Attest:

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

Andrea M. Valencia, City Clerk

By: _____
Brandon Johnson, Mayor

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that Mary B. Richardson-Lowry, personally known to me to be the Corporation Counsel of the City of Chicago, an Illinois municipal corporation (the "City")

pursuant to proxy on behalf of Brandon Johnson, Mayor, and Andrea M. Valencia, the City Clerk of the City, or her authorized designee, both personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, acknowledged that as said Corporation Counsel and City Clerk, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the City to be affixed thereto, pursuant to authority given by the City, as each person's free and voluntary act, and as the free and voluntary act and deed of the City, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 20__.

Notary Public

This Instrument Was Prepared By:

City of Chicago
Department of Law
Real Estate and Land Use Division
2 North LaSalle Street, Room 420
Chicago, Illinois 60602

Mail Deed And Subsequent Tax Bills To:

Click Development, LLC
427 East 48th Street #2
Chicago, Illinois 60615

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 47154 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 _____, 2026.

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 _____, 2026.

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 13)

419 E. 50th

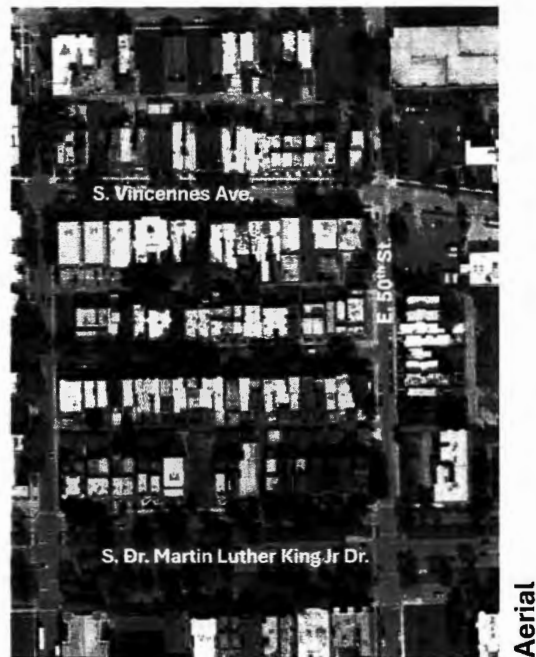
Washington Park Court District

2

Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 2 of 13)

A



Project Location

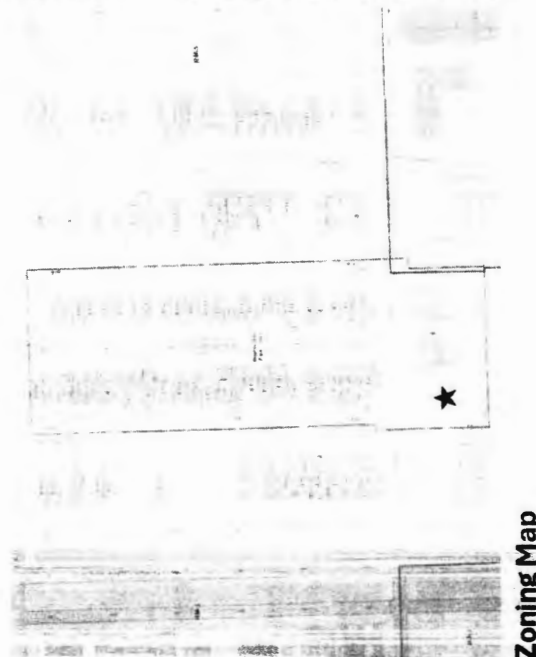


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 3 of 13)

Existing Site

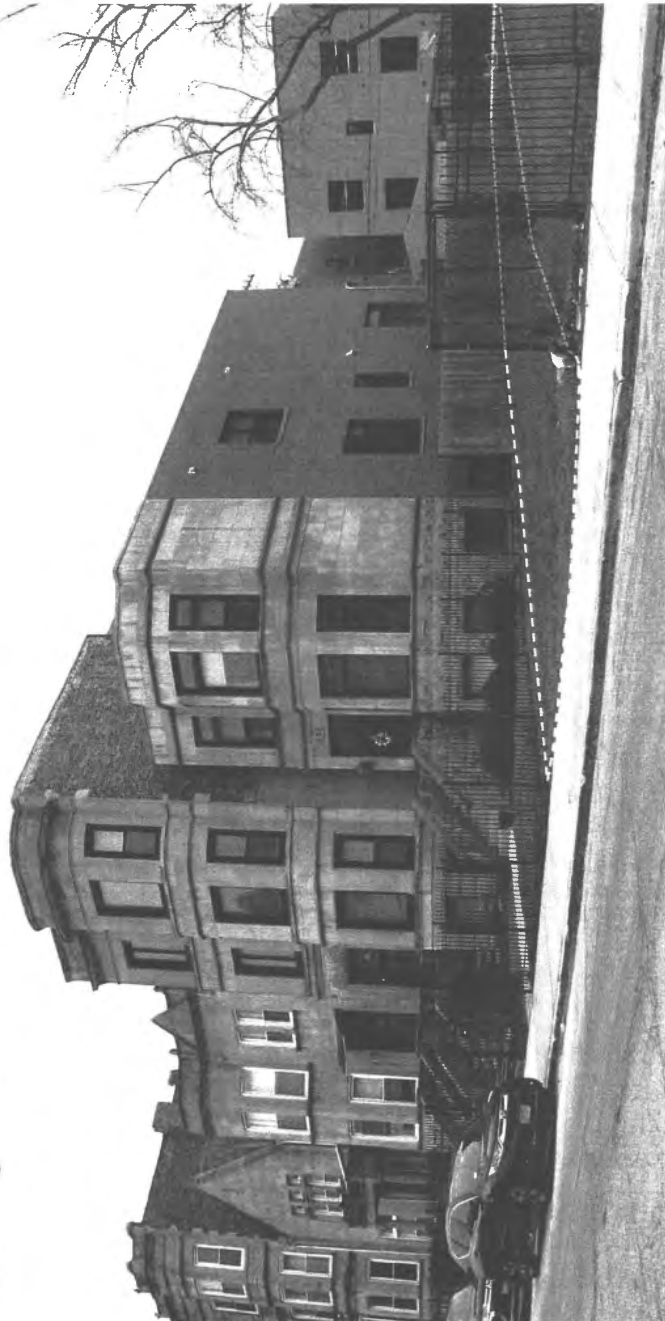


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 4 of 13)



Exhibit "B".
(To Ordinance)

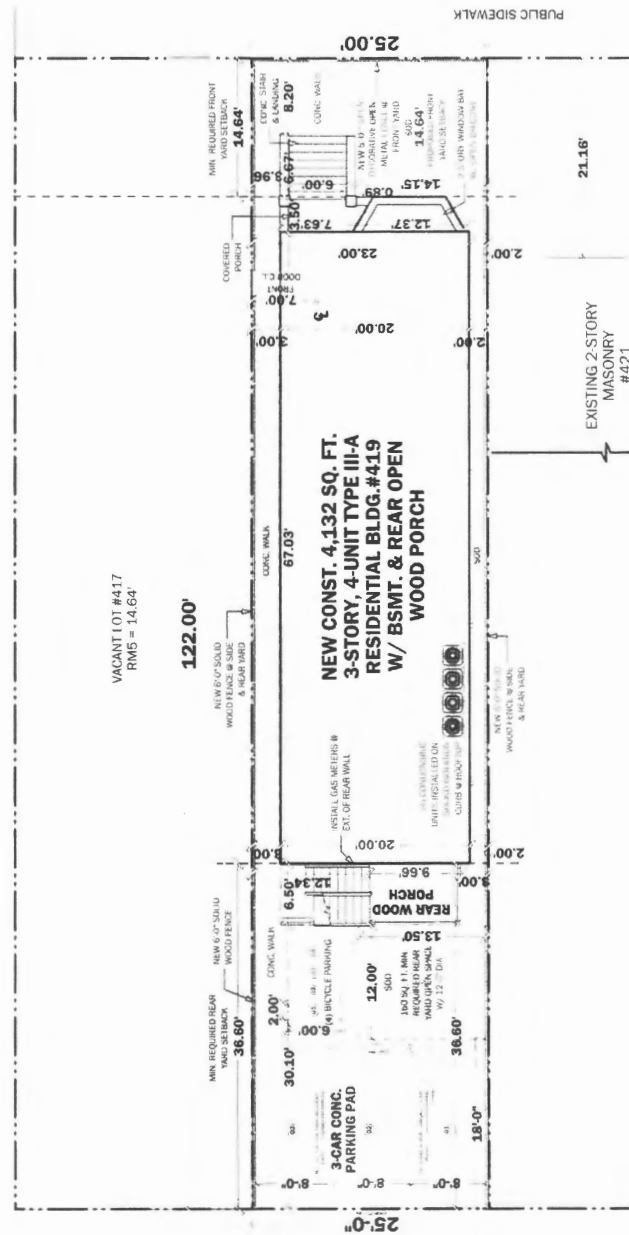
Drawings.
(Subject To Change With Department Approval)
(Page 5 of 13)



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 6 of 13)

Site Plan



REPORTS OF COMMITTEES

7/15/2026

47167

Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 7 of 13)

Block Context – E. 50th Street

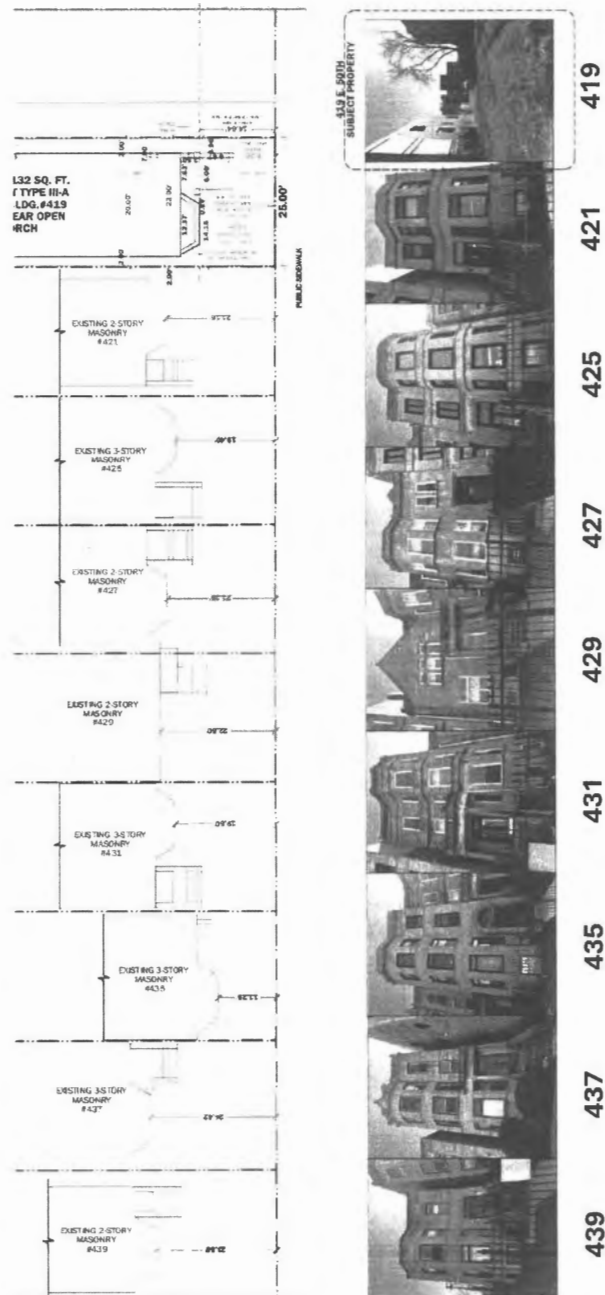


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 8 of 13)

Context Block Elevation – E. 50th St.

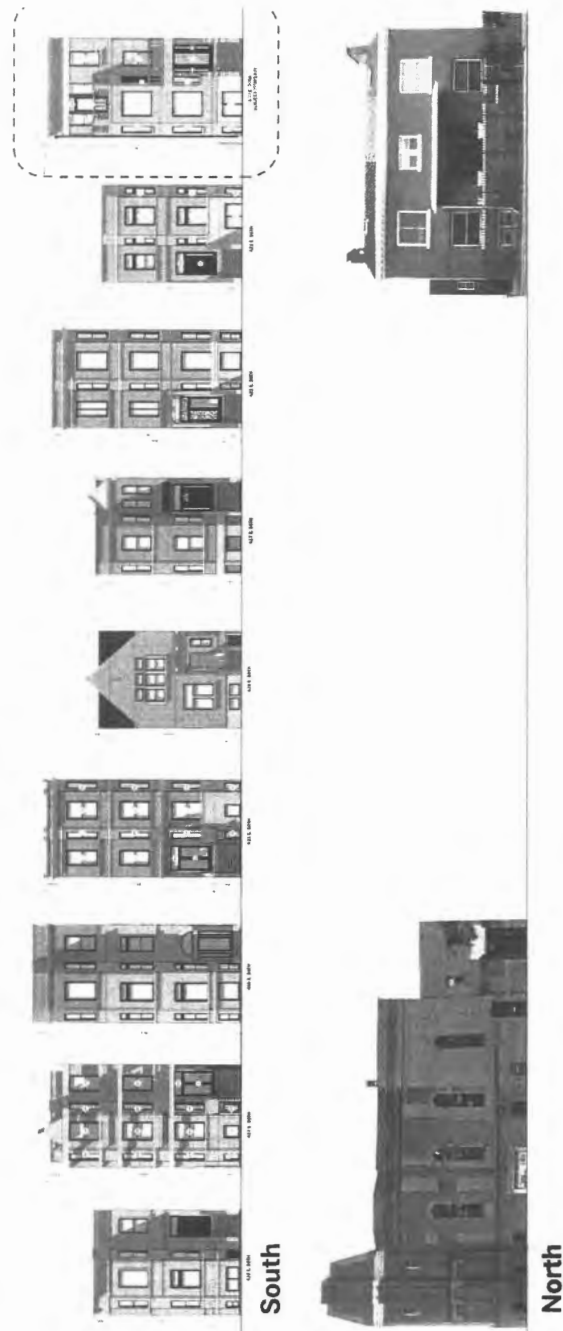


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 9 of 13)

Front (North) Elevation

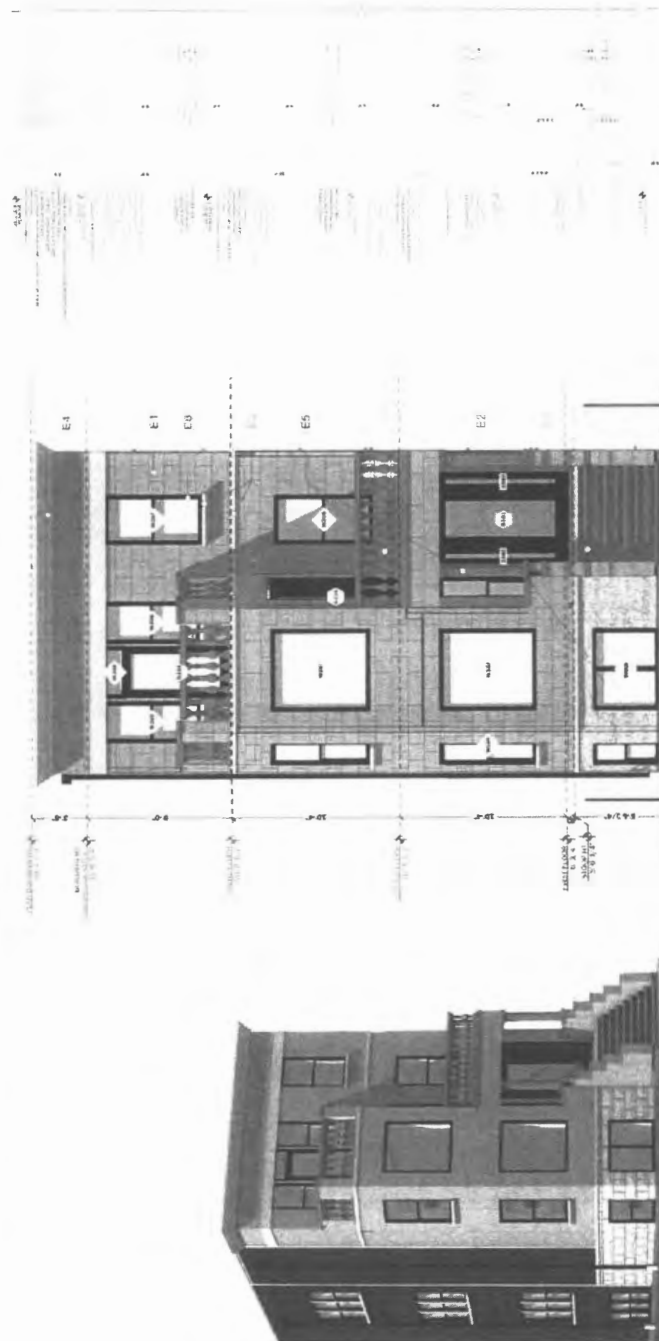


Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 10 of 13)

Materials



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 11 of 13)

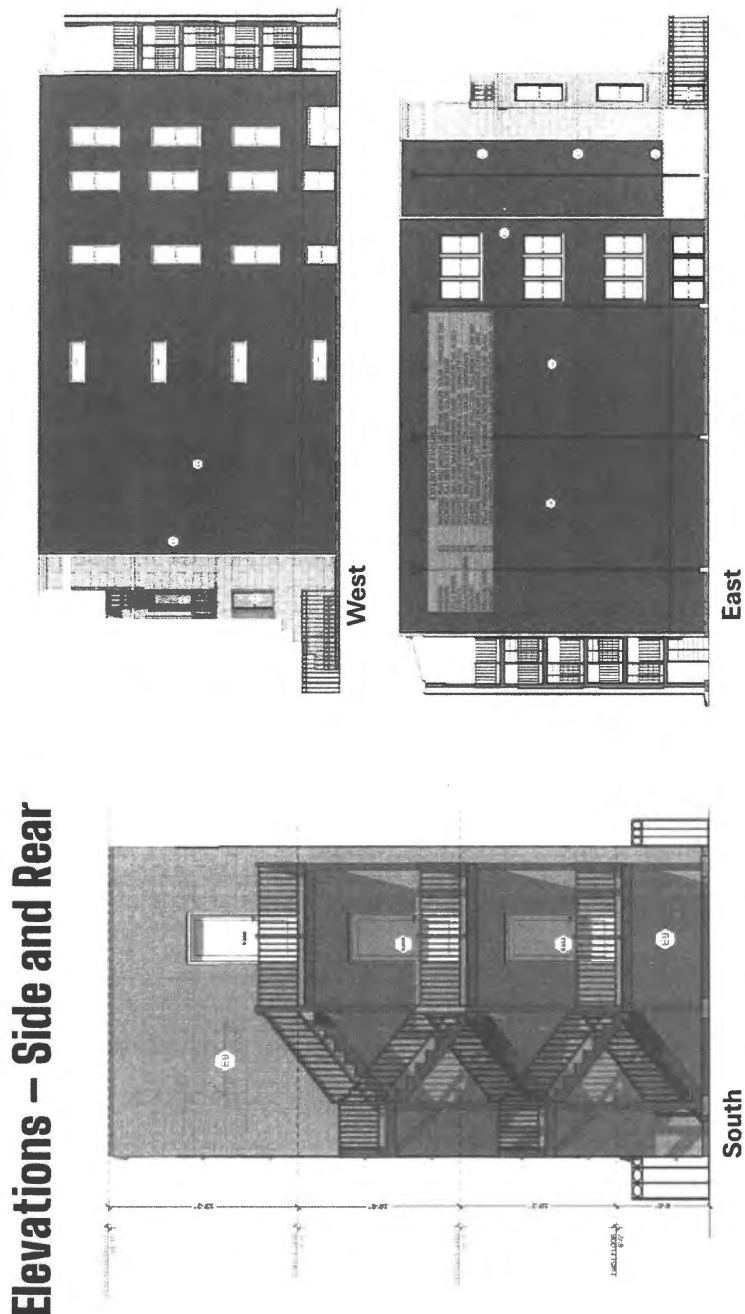


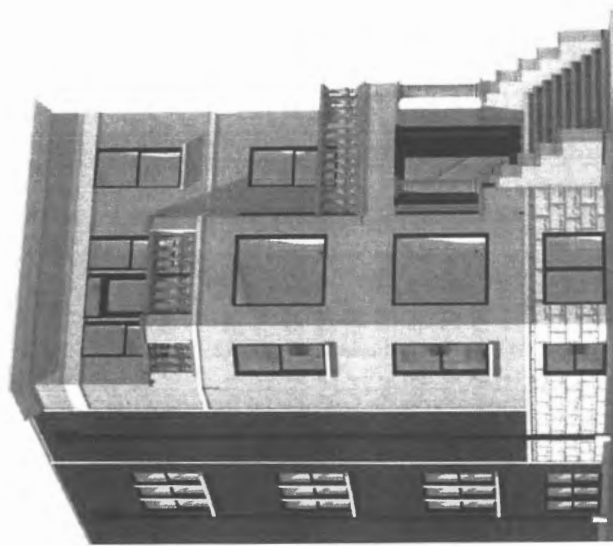
Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 12 of 13)



Exhibit "B".
(To Ordinance)

Drawings.
(Subject To Change With Department Approval)
(Page 13 of 13)



STAFF RECOMMENDATIONS

1. The project as shown on drawings dated 3/26/2026 is approved. As proposed, the front façade and 4'-2" returns on the side elevations shall be clad in cast stone by Rockstone, the side elevations beyond the returns shall be clad in modular brick by General Shale in color "Colony Bay"; and,
2. Product specifications and enlarged details of the proposed windows and doors shall be provided with the permit application.

LOCAL GOVERNMENT AGREEMENT WITH U.S. DEPARTMENT OF URBAN AND HOUSING DEVELOPMENT REGARDING HUD FORECLOSURE OF PARCELS LOCATED IN BRONZEVILLE (A.K.A. HEARTS UNITED PHASE II PROJECT) AND RECONVEYANCE OF PARCELS TO VENTUS QUINCY LLC FOR DEVELOPMENT OF AFFORDABLE HOUSING.

[O2026-0026247]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Housing for the local government agreement with U.S. Department of Urban and Housing Development (HUD) regarding HUD foreclosure of parcels located in Bronzeville (also known as Hearts United Phase II project) and reconveyance of parcels to Ventus Quincy LLC for development of affordable housing (4th Ward) (O2026-0026247), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 Council of the City (the "City Council"), pursuant to an ordinance passed on June 28, 2000 and published at pages 36217 to 36537 of the *Journal of the Proceedings of the City Council of the City of Chicago* for such date, authorized the City to provide financial assistance to Hearts United Phase II Limited Partnership ("Hearts II") in the form of a loan in the amount of Four Million Five Hundred Forty-one Thousand Eight Hundred Eighteen and no/100 Dollars (\$4,541,818.00) consisting of: (i) HOME Investment Partnerships Program ("HOME Program") grant funds the City received pursuant to the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. Section 12701 et. seq.; (ii) Empowerment Zone Funds; (iii) funds in the City Corporate Fund Number 100; and (iv) funds derived from repayments to the City of HOME funds and/or other returns from the investment of HOME funds; and

WHEREAS, The above-referenced loan was made pursuant to that certain housing loan agreement, and evidenced pursuant to that certain promissory note, each entered into as of December 1, 2000 which financial assistance was provided for the construction of a multi-building affordable housing project commonly known as the Quincy (the "Quincy Project") which rental housing project is located in the Bronzeville community area and comprised of the parcels of improved real property listed on Exhibit A to this ordinance and made a part hereof (collectively, the "Quincy Properties"); and

WHEREAS, The Quincy Properties include a total of seventeen (17) parcels presently improved with sixteen (16) residential buildings having, in aggregate, one hundred seven (107) rental units, including twenty-seven (27) public housing units (the "Public Housing Units"); and

WHEREAS, The United States Department of Housing and Urban Development ("HUD"), was the insurer of that certain loan made to Hearts II by the Prairie Mortgage Company in the amount of Six Million Two Hundred Seventy-three Thousand Dollars (\$6,273,000) for the development of the Quincy Properties which was secured by a mortgage (the "HUD Mortgage") on that certain loan (the "HUD Mortgage Loan"); and

WHEREAS, Hearts II has defaulted under the terms of the HUD Mortgage Loan and as a result of which default the HUD Mortgage Loan has been assigned to HUD; and

WHEREAS, HUD now intends to initiate foreclosure of the HUD Mortgage and HUD, through foreclosure, will attempt to acquire title to the Quincy Properties; and

WHEREAS, Applicable federal law under 24 CFR Part 290 permits HUD to offer the City the option to serve as the Unit of Local Government (the "ULG") to purchase the Quincy Properties and permits HUD to make a non-competitive sale of the Quincy Properties to the City in the event HUD acquires the Quincy Properties through foreclosure; and

WHEREAS, The City, acting by and through its Department of Housing ("DOH"), has determined that it is in the best interest of the City to serve as the ULG, which will give the City local control: (i) to acquire the Quincy Properties; and (ii) to ensure that the Quincy Properties are transferred to responsible parties; and

WHEREAS, DOH has further determined that in the event the City acquires the Quincy Properties, the City will immediately convey the Quincy Properties to a qualified private developer to facilitate repair, rehabilitation and, if required, reconstruction of the Quincy Project in order to maintain the Public Housing Units and any other affordable housing therein; and

WHEREAS, HUD has agreed that if HUD acquires the Quincy Properties, HUD will sell the Quincy Properties to the City for the sum of Ten and no/100 Dollars (\$10.00); and

WHEREAS, Such sale of the Quincy Properties by HUD to the City will be pursuant to a purchase and sale agreement to be negotiated and agreed to by HUD and the City (the "HUD Contract"); and

WHEREAS, Due to the impending winter season and the need to redevelop the Quincy Properties, HUD has mandated that any such sale to the City must occur as soon as possible; and

WHEREAS, In order to address the critical need to preserve and increase affordable housing in the City and to assure that the Quincy Properties are transferred to responsible parties, DOH has determined that it is in the best interest of the City to exercise the option to enter into the HUD Contract; and

WHEREAS, Such exercise of the City's option to enter into the HUD Contract shall be subject to, and may only be exercised, so long as the City is able to immediately reconvey the Quincy Properties to qualified private developers for rehabilitation and redevelopment and, upon completion of any such rehabilitation and redevelopment, operation of such units as affordable rental housing; and

WHEREAS, DOH has previously issued a request for qualifications (the "RFQ") for qualified private developers to acquire the Quincy Properties, perform such rehabilitation work (and new construction, if applicable) and operate such affordable housing; and

WHEREAS, As a result of the RFQ and the respondents' subsequent provision of information to and meetings with DOH, the City has identified Ventus Quincy LLC, an Illinois limited liability company ("Ventus"), as the most qualified private developer for the Quincy Properties, subject to the City's right to select another developer as hereinafter described; and

WHEREAS, The City, upon acquiring the Quincy Properties, will immediately sell and convey all of the Quincy Properties to Ventus (whose corporate purpose includes the development of affordable housing) pursuant to a purchase and sale agreement to be negotiated by and between the City and Ventus (the "City/Ventus Contract"); and

WHEREAS, The City will sell and convey the Quincy Properties to Ventus for the sum of Ten and no/100 Dollars (\$10.00) pursuant to the City/Ventus Contract which shall be based on a form similar to the HUD Contract with such revisions and other negotiated terms as may be acceptable to the Commissioner of Housing (the "Commissioner") and Ventus; and

WHEREAS, In consideration of and as a condition to HUD's sale of the Quincy Properties to the City for nominal value, HUD will impose certain rehabilitation, affordability, tenancy and operational requirements against the Quincy Properties, as shall be negotiated and set forth in the HUD Contract (such requirements, the "HUD Obligations") which HUD Obligations shall be included in any conveyance of title by the City to Ventus or any other approved developer; and

WHEREAS, In connection with the City's conveyance of the Quincy Properties to Ventus, the City and Ventus (or any other subsequent approved developer, as applicable) shall negotiate and enter into an agreement pursuant to which Ventus (and/or any such other subsequent approved developers, as applicable) shall enforce the affordability requirements included in the HUD Obligations (the "Affordability Agreements") which Affordability Agreements shall be binding upon, and run with title to, the Quincy Properties; now, therefore,

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

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council and are incorporated herein and made a part of this ordinance.

SECTION 2. The Commissioner is authorized to execute and deliver on behalf of the City: (a) the HUD Contract and, pursuant thereto, is authorized to purchase the Quincy Properties from HUD for the sum of Ten and no/100 Dollars (\$10.00) and cause the City to perform its other obligations thereunder; (b) to enter into the City/Ventus Contract and, pursuant thereto, to cause the City to sell and convey the Properties to Ventus for the sum of Ten and no/100 Dollars (\$10.00) and to perform its other obligations thereunder; and (c) any and all other documents required by HUD (the "HUD Documents"), or otherwise necessary or appropriate to consummate the transactions described in the recitals of this ordinance and reasonably contemplated under the HUD Documents, the HUD Contract,

and the City/Ventus Contract, subject to the review and approval of the Corporation Counsel. Subject to the express limiting terms and conditions of this ordinance, it is the intent of the City Council that the grant of authority contained in the immediately preceding sentence shall be broadly construed to permit the Commissioner to take all necessary or appropriate actions to consummate the transactions contemplated by this ordinance without further City Council action or approval, time being of the essence. Without limiting the generality of the foregoing, in the event that Ventus either: (a) defaults under the City/Ventus Contract and fails to perform its obligations and needs to be replaced; or (b) lawfully chooses not to complete its obligations under the City/Ventus Contract, the Commissioner shall have the discretion to replace Ventus by causing the Quincy Properties to be conveyed to another developer otherwise approved by DOH (an "Approved Developer") for the required redevelopment (or new construction) work without further action of the City Council. The Commissioner shall also be authorized to accept and to hold in trust reconveyance deeds from Ventus (and any other Approved Developer, if applicable) and, in the event of a default by Ventus (or another such Approved Developer, if applicable) in the performance of their obligations that would entitle the City to do so, to record any such reconveyance deeds if necessary to assist the City in transferring title to any of the Quincy Properties to another such Approved Developer, if applicable or, at HUD's request, to deliver any such reconveyance deeds to HUD.

SECTION 3. The authority granted in Section 2 shall require: (a) the City's purchase of the Quincy Properties from HUD pursuant to the HUD Contract; and (b) the City's sale and conveyance of the Quincy Properties to Ventus pursuant to the City/Ventus Contract, to occur all at substantially the same time, so that the City is assured that it does not acquire title to the Quincy Properties without an assurance that Ventus will acquire the Quincy Properties pursuant to the City/Ventus Contract.

SECTION 4. The Mayor is authorized to execute, and the City Clerk is authorized to attest, quitclaim deeds conveying the Quincy Properties to Ventus for the sum of Ten and no/100 Dollars (\$10.00), each subject to the approval of the Corporation Counsel. The Mayor is also authorized to execute, and the City Clerk is authorized to attest, quitclaim deeds reconveying the Quincy Properties, or a portion thereof, as may be required by HUD, under the HUD Documents due to a default under such documents, subject to the approval of the Corporation Counsel.

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

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

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

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

*Exhibit "A".**Legal Description.*

(Subject To Updated Title And Survey)

***Parcel 1 (Site 1):

The leasehold estate, created by that certain ground lease agreement, dated as of December 1, 2000, between the Chicago Housing Authority, as landlord, and Hearts United Phase II Limited Partnership, as tenant, relative to the following property: Lot 24 (except from said Lot 24 so much thereof as has been taken or used and occupied for street purposes, being that part of said Lot 24 lying south of a straight line drawn from a point on the east line of said Lot 24, 15.38 feet north of the southeast corner thereof, to a point on the west line of said Lot 24, 15.31 feet north of the southwest corner thereof) in Block 2 in Mckey's Addition to Hyde Park, being a subdivision made by Circuit Court Commissioners in partition of that part of the south 10 acres of the northwest quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, lying west of the west line of Vincennes Avenue, together with Lots 13 to 23, inclusive, in Block 6 in Cleaverville Addition, a subdivision in the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian.

Also,

Lot 11 (except the east 32.66 feet thereof, except the north 10 feet taken or used for alley and except that part thereof taken or used for 41st Street, being that part of said Lot 11 lying south of a straight line drawn from a point on the east line of said Lot 11, 15.57 feet north of the southeast corner thereof, to a point on the west line of said Lot 11, 15.38 feet north of the southwest corner thereof) in Block 6 of Cleaverville Addition, aforesaid, all in Cook County, Illinois.

Parcel 2 (Site 2):

The leasehold estate created by that certain ground lease agreement, dated as of December 1, 2000, between the Chicago Housing Authority, as landlord, and Hearts United Phase II Limited Partnership, as tenant, relative to the following property: Lots 5 to 8, inclusive, in T.M. Oviatt's Resubdivision of Lots 29 to 33, inclusive, in Dobbin's Subdivision of the north half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3 (Site 3):

The leasehold estate created by that certain ground lease agreement, dated as of December 1, 2000, between the Chicago Housing Authority, as landlord, and Hearts United Phase II Limited Partnership, as tenant, relative to the following property: the north half of Lots 4, 5 and 6, inclusive, in Dobbin's Subdivision of the north half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4 (Sites 1, 2 and 3):

All buildings and other improvements now or hereafter located on the property described in Parcels 1, 2 and 3 above.

Parcel 5 (Site 4):

Lot 5 (except the west 20 feet thereof) and the west 38 feet of Lot 6 in Parker's Subdivision of Lot 22 and the south half of Lots 23 to 26, inclusive, in Dobbin's Subdivision of the north half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6 (Site 6):

Lot 1 in O.M. Well's Subdivision of Lots 26 to 38, inclusive, in Rice & Valentine's Subdivision of Lots 11 to 20, inclusive, in Dobbin's Subdivision of the north half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also,

Lots 39 and 40 in Rice & Valentine's Subdivision of Lots 11 to 20, inclusive, in Dobbin's Subdivision of the north half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7 (Site 7):

Lot 41 in Rice & Valentine's Subdivision of Lots 11 to 20, inclusive, in Dobbin's Subdivision of the north half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 8 (Site 9):

Lots 6 to 9, inclusive, in W. J. Anderson's Subdivision of Lot 32 in Margaret Johnston's Subdivision of the south half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 9 (Site 10):

Lots 13 and 14 in George S. Bowen's Subdivision of that part of the south half of the south half of the southwest quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, lying east of Vincennes Avenue, in Cook County, Illinois.

Parcel 10 (Site 12):

The south 50 feet of Lot 30 (except the east 8 feet for alley) in Margaret Johnston's Subdivision of the south half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 11 (Site 13):

The south 125 feet of Lot 29 (except the east 81 feet thereof) in Margaret Johnston's Subdivision of the south half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 12 (Site 14):

The south 125 feet of the west 56 feet of the east 81 feet of Lot 29 in Margaret Johnston's Subdivision of the south half of the southeast quarter of the northeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 13 (Site 16):

The west 68.8 feet of Lot 2 (except the south 16 feet thereof taken for alley) in Block 2 in Saltonstall & Russell's Subdivision of the north half of the northeast quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 14 (Site 18):

The Lots 1, 2, and 3 in Crawford's Subdivision of Lots 7 and 8 of Lot 3 in Block 2 in Saltonstall & Russell's Subdivision of the north half of the northeast quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 15 (Site 19):

The south 68.5 feet (except the west 8.0 feet thereof taken or used for alley and except the east 33.0 feet thereof taken for street) of the east half of Lot 10 in Block 2 in Saltonstall & Russell's Subdivision of the north half of the northeast quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 16 (Site 20):

The north 59 feet of that part of Lot 4 lying west of the east 133.75 feet thereof (except the west 33.0 feet thereof taken for street and except that part thereof lying easterly of the westerly line of the public alley as opened, said westerly line being described as beginning at the intersection of the south line of the north 59.0 feet of said Lot 4 with a line 141.75 feet west of and parallel with the east line of said Lot 4; thence northerly along said last described parallel line, 54.0 feet to a point 5.0 feet south of the intersection of said parallel line with the north line of said Lot 4; thence northwesterly to a point on said north line of Lot 4, 5.0 feet west of the intersection of said north line with said line 141.75 feet west of and parallel with the east line of said Lot 4, said last described point being the terminus point of the westerly line of said alley herein described) in Block 2 in Saltonstall & Russell's Subdivision of the north half of the northeast quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 17 (Site 21):

Lots 1 to 5, inclusive, (except the south 6.0 feet of said Lots 1 and 5 taken or used for alley) in Belding's Subdivision of Lot 2 (excluding that part taken for street) of Block 1 in Saltonstall & Russell's Subdivision of the north half of the northeast quarter of the southeast quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. ***

INTERGOVERNMENTAL AGREEMENT WITH CHICAGO TRANSIT AUTHORITY TO EXCHANGE PROPERTY AT 3925 W. CERMAK RD. FOR CITY-OWNED PROPERTY AT 402, 409, 412, 414, 416 AND 418 N. HARDING AVE., 3828 W. LAKE ST., 4612 -- 4626 W. VAN BUREN ST. AND 4218, 4220, 4224, 4226 AND 4228 W. TAYLOR ST.

[O2026-0026266]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred an ordinance from the Department of Planning and Development for the intergovernmental agreement with Chicago Transit Authority (CTA) to exchange property at 3925 West Cermak Road for City-owned property at 402, 409, 412, 414, 416 and 418 Harding Avenue, 3828 West Lake Street, 4612 -- 4626 West Van Buren Street and 4218, 4220, 4224, 4226 and 4228 West Taylor Street (22nd Ward, 24th Ward, 37th Ward) (O2026-0026266), 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 Chicago Transit Authority, an Illinois municipal corporation ("CTA"), owns certain real estate located at 3925 West Cermak Road, Chicago, Illinois, consisting of a 204,194 square foot (4.69 acre) former CTA storage yard, which is legally described in Exhibit A attached hereto (the "CTA Property"); and

WHEREAS, The CTA Property serves as the primary development site for Planned Development 1610, approved by the Chicago Plan Commission on November 20, 2025 ("PD 1610"), a community driven recreation and youth development project in North Lawndale that includes a recreation and wellness facility featuring two indoor turf fields, five full-size basketball courts, youth boxing and fitness programs, a wrestling studio, multipurpose community rooms, a publicly accessible plaza, and significant pedestrian streetscape improvements to Springfield Avenue; and

WHEREAS, The City is interested in acquiring the CTA Property, which forms the core redevelopment footprint of PD 1610, to consolidate site control and enable coordinated design, phasing, and delivery of the PD 1610 program; and

WHEREAS, CTA is willing to exchange the CTA Property for the real property owned by the City located at: 4612 -- 4626 West Van Buren Street, Chicago, Illinois; 3828 West Lake Street, Chicago, Illinois; 4218 West Taylor Street, Chicago, Illinois; 4220 West Taylor Street, Chicago, Illinois; 4224 West Taylor Street, Chicago, Illinois; 4226 West Taylor Street, Chicago, Illinois; 4228 West Taylor Street, Chicago, Illinois; 402 North Harding Avenue, Chicago, Illinois; 409 North Harding Avenue, Chicago, Illinois; 412 North Harding Avenue, Chicago, Illinois; 414 North Harding Avenue, Chicago, Illinois; 416 North Harding Avenue, Chicago, Illinois; and 418 North Harding Avenue, Chicago, Illinois, which are legally described in Exhibit B attached hereto (the "City Property"); now, therefore,

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

SECTION 1. The above findings and recitals are hereby incorporated by reference and constitute a material part of this ordinance.

SECTION 2. The City's conveyance of the City Property to CTA in exchange for CTA's conveyance of the CTA Property to the City is hereby approved.

SECTION 3. The Commissioner of the Department of Planning and Development (the "Commissioner") or a designee of the Commissioner is each hereby authorized to execute an intergovernmental agreement with CTA, substantially the form attached hereto as Exhibit C, and to execute such other documents as may be necessary or appropriate to implement the transaction, subject to the approval of the Corporation Counsel. Such intergovernmental agreement and other documents may contain terms and provisions that the Commissioner deems appropriate, including, without limitation, indemnification by the City. The Commissioner is further authorized to accept a deed of conveyance from CTA for the CTA Property, subject to the approval of the Corporation Counsel.

SECTION 4. The Mayor or his proxy is authorized to execute, and the City Clerk is authorized to attest, quitclaim deeds conveying the City Property to CTA.

SECTION 5. This ordinance shall be in full force and effect immediately upon its passage and approval.

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

Exhibit "A".
(To Ordinance)

Legal Description Of CTA Property.

(Subject To Final Survey And Title Commitment)

Legal Description:

The north 5 acres of that part of the east 1/2 of the west 1/4 of the northwest 1/4 of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian, that lies north of the right-of-way of the Chicago, Burlington and Quincy Railroad (except that part thereof falling Ogden Avenue), in Cook County, Illinois.

Address:

3925 West Cermak Road, Chicago,
Cook County, Illinois 60623.

Description:

The subject is a ±204,194 square feet or 4.69 acre property located on the southwest corner of West Cermak Road and South Springfield Avenue. It is just east of South Pulaski Road and the northwest portion of the site is where Cermak Road meets Ogden Avenue. The site is rectangular in shape and is zoned M1-2, Limited Manufacturing/Business Park District.

Tax Identification:

16-26-101-012.

Exhibit "B".
(To Ordinance)

Legal Description Of City Property.

(Subject To Final Survey And Title Commitment)

Legal Description:

All that part of Lots 21, 22, 23, and 24 in Phinney's Subdivision of the east 1/2 of Block 13 of Harding's Subdivision of the west 1/2 of the northwest 1/4 of said Section 11, lying northeasterly of a line drawn parallel with and 25 feet northeasterly measured radially from the centerline of the most northeasterly main track of Chicago and Northwestern Railway Company's Wisconsin Division, as said main tract was located July 21, 1959 and established over said Section 11, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Address:

402 North Harding Avenue
Chicago, Illinois 60624.

Tax Identification:

16-11-126-026-0000.

And

Legal Description:

All that part of the south 240 feet of the west 1/2 of Block 13 of Harding's Subdivision of the west 1/2 of the northwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

409 North Harding Avenue
Chicago, Illinois 60624.

Tax Identification:

16-11-126-024-0000.

And

Legal Description:

Lot 12 in Block 13 Subdivision of the east 1/2 of Block 13 of F. Harding's Subdivision of the west 1/2 of the northwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

412 North Harding Avenue
Chicago, Illinois 60624.

Tax Identification:

16-11-126-022-0000.

And

Legal Description:

Lot 19 in Block 13 Subdivision of the east 1/2 of Block 14 of F. Harding's Subdivision of west 1/2 of the northwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

414 North Harding Avenue
Chicago, Illinois 60624.

Tax Identification:

16-11-126-021-0000.

And

Legal Description:

Lot 18 in Block 13 Subdivision of the east 1/2 of Block 13 of F. Harding's Subdivision of the west 1/2 of the northwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

416 North Harding Avenue
Chicago, Illinois 60624.

Tax Identification:

16-11-126-020-0000.

And

Legal Description:

Lot 17 in Subdivision of the east 1/2 of Block 13 of F. Harding's Subdivision of the west 1/2 of the northwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

418 North Harding Avenue
Chicago, Illinois 60624.

Tax Identification:

16-11-126-019-0000.

And

Legal Description:

Lot 24 in Lake Street and Central Park Subdivision of part of the west 1/2 of the southwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

3828 West Lake Street
Chicago, Illinois 60624.

Tax Identification:

16-11-304-014-0000.

And

Legal Description:

Lots 30 to 35, both inclusive, and the south 1/2 of the east and west 16 foot public alley lying north of and adjoining the north line of said Lots 30 to 35 in Block 2 in Harvey's Subdivision of the northeast 1/4 of the southwest 1/4 of the northwest 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4612 -- 4626 West Van Buren Street
Chicago, Illinois 60644.

Tax Identification:

16-15-117-018-0000;

16-15-117-019-0000;

16-15-117-20-0000;

16-15-117-21-0000;

16-15-117-22-0000; and

16-15-117-23-0000.

And

Legal Description:

Lot 14 in Block 3 in Webster Batcheller's Subdivision of part of the southeast 1/4 lying north of the north line of the Chicago and Great Western Railroad Co's right-of-way of the east 1/2 of that part of the west 1/2 of the southeast 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian lying south of Barry Point Road in Cook County, Illinois.

Address:

4218 West Taylor Street
Chicago, Illinois 60624.

Tax Identification:

16-15-416-026-0000.

And

Legal Description:

Lot 15 in Block 3 in Webster Batcheller's Subdivision of part of the southeast 1/4 lying north of the north line of the Chicago and Great Western Railroad Co's right-of-way of the east 1/2 of that part of the west 1/2 of the southeast 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, lying south of Barry Point Road in Cook County, Illinois.

Address:

4220 West Taylor Street
Chicago, Illinois 60624.

Tax Identification:

16-15-416-025-0000.

And

Legal Description:

Lot 16 in Block 3 in Webster Batcheller's Subdivision of part of the southeast 1/4 lying north of the north line of the Chicago and Great Western Railroad Co's right-of-way of the east 1/2 of that part of the west 1/2 of the southeast 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian lying south of Barry Point Road in Cook County, Illinois.

Address:

4224 West Taylor Street
Chicago, Illinois 60624.

Tax Identification:

16-15-416-024-0000.

And

Legal Description:

Lot 17 in Block 3 in Webster Batcheller's Subdivision of part of the southeast 1/4 lying north of the north line of the Chicago and Great Western Railroad Co's right-of-way of the east 1/2 of that part of the west 1/2 of the southeast 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian lying south of Barry Point Road in Cook County, Illinois.

Address:

4226 West Taylor Street
Chicago, Illinois 60624.

Tax Identification:

16-15-416-023-0000.

And

Legal Description:

Lots 18 and 19, both inclusive, in Block 3 in Webster Batcheller's Subdivision of part of the southeast 1/4 lying north of the north line of the Chicago and Great Western Railroad Co's right-of-way of the east 1/2 of that part of the west 1/2 of the southeast 1/4 of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address:

4228 West Taylor Street
Chicago, Illinois 60624.

Tax Identification:

16-15-416-022-0000.

*Exhibit "C".
(To Ordinance)*

Intergovernmental Agreement With Chicago Transit Authority.

This Intergovernmental Agreement ("IGA" or "Agreement") is made and entered into this ____ day of _____, 2026, by and between the Chicago Transit Authority ("CTA"), an Illinois political subdivision, body politic and municipal corporation, and the City of Chicago ("City"), an Illinois home rule municipality, by and through its Department of Planning and Development ("DPD"). CTA and City are hereinafter individually referred to herein as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the CTA is the owner of real property located at 3925 W. Cermak Rd., Chicago, IL 60623, which is legally described in Exhibit A attached hereto ("CTA Property"); and

WHEREAS, the City wishes to acquire the CTA Property in exchange for the real property owned by the City located at 402 N Harding Ave, Chicago, IL 60624, 409 N Harding Ave, Chicago, IL 60624, 412 N Harding Ave, Chicago, IL 60624, 414 N Harding Ave, Chicago, IL 60624, 416 N Harding Ave, Chicago, IL 60624, 418 N Harding Ave, Chicago, IL 60624, 3828 W Lake St, Chicago, IL 60624, 4612-26 W Van Buren St, Chicago, IL 60644, 4218 W Taylor St, Chicago, IL 60624, 4220 W Taylor St, Chicago, IL 60624, 4224 W Taylor St, Chicago, IL 60624, 4226 W Taylor St, Chicago, IL 60624, 4228 W Taylor St, Chicago, IL 60624, which are legally described in Exhibit B attached hereto ("City Property"); and

WHEREAS, CTA has agreed to convey the CTA Property to the City, and the City has agreed to convey the City Property to CTA (such transaction, the "Land Exchange"); and

WHEREAS, the Parties have agreed to accept the CTA Property and City Property (collectively "Properties") "as is", as defined in Section 3.1, and that the Parties will remediate the Properties in accordance with applicable law and the terms and conditions of this Agreement; and

WHEREAS, the Parties have determined that it is necessary, desirable and in the public interest to enter into this Agreement pursuant to the Intergovernmental Cooperation Act of the State of Illinois, 5 ILCS 220/1 et seq., and the Local Government Property Transfer Act, 50 ILCS 605/1 et seq., in order to set forth their respective objectives, duties and responsibilities; and

WHEREAS, the CTA's Board of Directors, pursuant to Ordinance No. 025-129, approved this Agreement including relinquishing the CTA Property and acquisition of the City Property; and

WHEREAS, the Chicago City Council ("City Council"), pursuant to an ordinance adopted on _____, and published at pages ____ through ____ in the Journal of the Proceedings of the City Council of such date, authorized the execution of this Agreement including relinquishing the City Property and acquisition of the CTA Property; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals set forth above constitute an integral part of this IGA and are hereby incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the Parties.

SECTION 2. CONVEYANCE OF THE PROPERTY.

2.1 The Real Estate Transactions. At the Closing:

- a) CTA will convey and City will accept a fee simple interest to the CTA Property pursuant to a quitclaim deed in the form attached hereto as Exhibit A-1; and
- b) City will convey and CTA will accept a fee simple interest to the City Property pursuant to a quitclaim deed in the form attached hereto as Exhibit B-1.

2.2 Personal Property, Fixtures and Improvements. This sale is only for the real estate and improvements, and does not include personal property or fixtures located on the Properties, if any. Upon inspection of the Properties, either Party shall within five (5) business days notify the other Party of any personal property found. If the personal property belongs to a Party, that Party shall remove its personal property prior to Closing. City shall take title to the CTA Property and CTA shall take title to the City Property, subject to any personal property that does not belong to the incoming Party. Subject to the terms and conditions set forth herein and upon Closing, each Party hereby grants to the other a right of entry for one hundred and twenty (120) days to access the Properties for the sole purpose of allowing the removal of personal property. The right of entry granted hereunder extends to, and each Party shall be responsible for its agents, employees, contractors, subcontractors and consultants.

2.3 Purchase Price. The purchase price for each of the Properties is One and 00/100 Dollars (\$1.00) (the "Purchase Price").

2.4 Inspection of Properties. Upon execution of this IGA and each Party entering into agreement(s) with the other Party for a right of entry to the Properties for performance of a property inspection, including, but not limited to, any environmental assessments, which shall be conducted at the sole cost and expense of the incoming Party. The inspecting Party shall and does hereby indemnify, protect, defend and hold the Property owner and its officers, directors, partners, members, managers, employees and agents harmless from and against any and all actions, causes of action, damages, claims, liens, liabilities, losses, costs and expenses (including without limitation, reasonable attorneys' fees of counsel selected by the Property owner and costs of litigation) arising from or caused by the acts or omissions of the inspecting Party or its agents upon the subject Property. The foregoing indemnification shall survive the Closing and any termination of this Agreement.

2.5 Title Commitment and Survey. Each Party shall obtain title commitments and surveys for each parcel at that Party's sole cost and expense and deliver such title commitments and surveys to the other Party not less than sixty (60) days before the Closing ("Title and Survey").

2.6 Title to Properties. At Closing, each Party shall convey and the other Party shall accept a fee simple interest to the applicable Properties pursuant to the quitclaim deeds, subject only to the terms of this Agreement and the following, without any warranty of title, and without limiting the nature of the quitclaim deeds:

- (i) The standard exceptions in an ALTA title insurance policy;
- (ii) Any and all easements, encroachments, covenants and restrictions of record and not shown of record regardless of whether disclosed in the Title and Survey or any other instrument;
- (iii) Such other title defects as may exist; and
- (iv) Any and all exceptions caused by the acts of either Party or its agents.

2.7 Closing. The closing ("Closing") shall be at 9:00am on a date mutually agreed by the Parties, but not prior to December 31, 2025, at the downtown offices of the title company chosen by the Parties ("Closing Date"), unless the Parties agree to another time or location. Full possession of the Properties, as provided in the respective quitclaim deeds, shall be delivered to the appropriate Party at Closing, unless otherwise agreed by the Parties. Each Party shall provide the other Party with sixty (60) days' advance written notice of the Closing. As used in this IGA, references to "Closing Date" herein shall mean the date on which ownership of a parcel is conveyed by one Party to the other Party.

2.8 Closing Deposits. In order to consummate this transaction, the Parties will deliver to each other the following (where applicable, duly executed, notarized, and, if applicable, in proper form for recording):

- (i) recordable quitclaim deed conveying title to the Properties;
- (iii) an ALTA Statement, in relation to the Properties only;
- (iv) full Payment Certification (no more than 60 days old) from the City's water department, in relation to the Properties;
- (v) a FIRPTA certificate indicating that each Party is not subject to withholding under the Foreign Investment in Real Property Act, in relation to the Properties; and
- (vi) such other documents customarily required by the Title Company to provide title insurance coverage, but expressly excluding, however, any item that is inconsistent with a quitclaim deed, including a "gap" undertaking, title indemnities, and similar liabilities.

2.09 Transfer Tax. The Parties shall both execute and deliver at Closing all necessary state, county, and municipal real estate transfer tax declarations.

2.10 PIN Division and/or Consolidation. After Closing, the Parties shall prepare, jointly execute, and file with the appropriate authorities, petition and documentation as necessary to petition for a PIN division and/or consolidation or similar proceeding separating the Properties from each Party's remaining property. Each Party shall cover all costs and expenses related to its PIN Division and/or Consolidation filing.

2.11 **Closing and Recording Costs.** Each Party shall pay all its own recording and escrow fees. Each Party shall pay its own attorneys' fees with respect to the conveyance of title.

SECTION 3. CONDITION, ENVIRONMENTAL MATTERS.

3.1 **"As Is".** Each Party makes no covenant, representation or warranty, express or implied, of any kind, as to the structural, physical or environmental condition of the Properties or the suitability of the Properties for any purpose whatsoever. Each Party acknowledges that it has had adequate opportunity to inspect and evaluate the structural, physical and environmental conditions and risks of the Properties and accepts the risk that any inspection may not disclose all material matters affecting said Properties. The Parties acknowledge that the Properties are conveyed by each Party, and each Party agrees to accept the Properties in its "AS IS," "WHERE IS" and "WITH ALL FAULTS" condition at Closing, with all faults and defects, latent or otherwise, and each Party acknowledges that it has not made and does not make any covenant, representation or warranty, express or implied, of any kind, or give any indemnification of any kind to the other Party, with respect to the structural, physical or environmental condition of the Properties, its compliance with any statute, ordinance or regulation, or its habitability, suitability, merchantability or fitness for any purpose whatsoever. Each Party 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 other Party or its agents or employees with respect thereto. Each Party agrees that it is its sole responsibility and obligation to perform at its expense any environmental remediation work and take such other action as is necessary to put the Properties in a condition which is suitable for its intended use.

3.2 Definitions.

"Hazardous Materials" means (i) "hazardous substance" as that term is defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), as amended from time to time, and as interpreted by courts of competent jurisdiction, and (ii) "hazardous substance" as that term is defined in the Illinois Environmental Protection Act, as amended from time to time, and as interpreted by courts of competent jurisdiction, and (iii) petroleum, including fractions thereof; and (iv) nuclear materials.

"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.

3.3 **Compliance with Environmental Requirements, Notice, Remediation.** Each party agrees that it will not use or permit the use of Hazardous Materials (as defined above) either in, on or about the Properties prior to or after the conveyance to the other Party, except as permitted by applicable Laws (as defined above). Unless prohibited by Laws, each Party agrees to deliver promptly to the other Party written notice of a) any discovery by a Party or notice received by a Party of the presence of Hazardous Materials or other contaminants exceeding regulatory limits in, on or about the Properties and b) any report or information that a Party has filed, or received from another person or entity that has filed with the United States Environmental Protection Agency, the

Illinois Environmental Protection Agency, or any other federal, state or local agency, where such report or information relates to the presence of or a release of Hazardous Materials in, on or about the Properties. Such notice shall include a copy of any notice or information discovered or received. If a Party or any Releasing Party (as defined below) shall cause a release of Hazardous Materials in, on or about the Properties, that Party shall immediately notify the other Party, and if it is reasonably determined that such release could result in liability for the effected Party, the Releasing Party shall diligently perform, at its sole cost and expense, all remediation and restoration of the affected parcel as reasonably directed by the effected Party, all in accordance with applicable Law.

3.4 Release. Each Party, on behalf of itself and its officers, directors, employees, successors, assigns and anyone claiming by, through or under any of them, 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 Properties under or through a Party following the date of the quitclaim deeds (collectively, the "Releasing Party"), hereby waives, releases, relinquishes and forever discharges the other Party, its officers, officials, and employees (collectively, the "Released Party"), from and against any and all claims (including claims for contribution or joint liability), debts, liens, 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 and expenses (including, without limitation, reasonable attorney's fees and expenses, consultants' fees and expenses and court costs by a Party's attorney of choice) (collectively, "Losses") which the Releasing Party 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 IGA, based upon, arising out of or in any way connected with, directly or indirectly, the Properties and: (i) any environmental contamination, pollution or hazards on, in or associated with the Properties 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 Materials, or threatened release, emission or discharge of Hazardous Materials; (ii) the structural, physical or environmental condition of the Properties, including, without limitation, the presence or suspected presence of Hazardous Materials in, on, under or about the Properties or the migration of Hazardous Materials from or to other property; (iii) any violation of, obligation of compliance with, enforcement of or liability under any and all federal, state or local laws, regulations, statutes, codes, rules, resolutions, directives, orders, executive orders, consent orders, guidance from regulatory agencies, policy statements, judicial decrees, standards, permits, licenses and ordinances, or any judicial or administrative interpretation of any of the foregoing, pertaining to the protection of land, water, air, health, safety or the environment, whether now or in the future enacted, promulgated or issued, including the laws of the State of Illinois ("Environmental Laws"), including, without limitation, any governmental or regulatory body response costs, natural resource damages or Losses arising under CERCLA; 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 Properties or any improvements, facilities or operations located or formerly located thereon (collectively, "Environmental Claims"); provided, however, the foregoing release shall not apply to Environmental Claims to the extent such Losses are proximately caused by the gross negligence or willful misconduct of a Party occurring after the Closing Date. This release shall survive Closing and any termination of this Agreement (regardless of the reason for such termination).

3.5 Indemnification. Following the Closing, and to the full extent of the Laws, each Party agrees to indemnify, defend and hold harmless the Released Parties from and against any and all Environmental Claims suffered, raised or claimed by any third party which arises out of or are connected in any way with a) any Hazardous Materials (as hereinafter defined) existing on, in or under the Properties, or migrating from the Properties onto adjacent owned land or b) any and all violations of Environmental Laws occurring on or about the Properties; provided, however, the foregoing indemnification shall not apply to the extent such Environmental Claims are proximately caused by the gross negligence or willful misconduct of a Party occurring after the Closing Date. This indemnification shall survive the Closing and any termination of this Agreement (regardless of the reason for such termination).

3.6 Release and Indemnity Run with the Land. The covenants of "as is" acceptance, environmental compliance, notice, remediation, release and indemnity appearing in Sections 3.1 through 3.5 above shall run with the Properties, and shall be binding upon all successors and assigns of each Party with respect to the Properties, 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 Properties under or through a Party following the Closing. Each Party acknowledges and agrees that the foregoing covenants of release and indemnity constitute material inducements to the other Party to enter into this IGA, and that, but for such release and indemnity, the other Party would not have agreed to convey the Properties. It is expressly agreed and understood by and between the Parties that, should any future obligation of each Party or Releasing Parties arise or be alleged to arise in connection with any environmental, soil or other condition of the Properties, each Party and any of the Releasing Parties shall not assert that those obligations must be satisfied in whole or in part by a Party, because this IGA contains a full, complete and final release of all such claims, except as provided in such section.

3.7 Survival. The text of Sections 3.1 through 3.6 shall be incorporated in the quitclaim deeds and those obligations shall survive the Closing and any termination of this Agreement (regardless of the reason for such termination).

SECTION 4. NOTICES.

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) email; (c) overnight courier; or (d) registered or certified first class mail, return receipt requested.

To the CTA:

Chicago Transit Authority
567 West Lake Street
Chicago, Illinois 60661
Attn: Real Estate Department

With a copy to:

Chicago Transit Authority
567 West Lake Street
Chicago, Illinois 60661
Attn: General Counsel's Office

To the City:

City of Chicago
Department of Planning and Development
121 North LaSalle Street, 10th Floor
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

Any notice, demand or communication given pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon confirmed transmission by email, provided that such email transmission is confirmed as having occurred 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 4 shall constitute delivery.

The Parties agree to promptly notify each other of any change in its designated representative, which notice shall include the name, address, email address, and telephone number of the representative for such Party for the purpose hereof.

SECTION 5. MODIFICATIONS OR AMENDMENTS.

This IGA may not be altered, extended, modified, or amended except by written instrument signed by all of the Parties hereto.

SECTION 6. COMPLIANCE WITH LAWS.

The Parties hereto shall comply with all applicable federal, state and municipal laws, ordinances, rules and regulations, judicial orders, and other governmental regulation applicable to this IGA.

SECTION 7. GOVERNING LAW AND SEVERABILITY.

This IGA shall be governed by the laws of the State of Illinois. If any provision of this IGA shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any provision or provisions hereof or any constitution, statute, ordinance, rule or law or public policy, or for any reason, such circumstance shall not have the effect of rendering any other provision invalid or the invalidity of any one or more phrases, sentences, clauses, or sections contained in this IGA shall not affect the remaining portions of this IGA or any part hereof.

SECTION 8. ENTIRE AGREEMENT; INTERPRETATION.

This IGA and the exhibits attached hereto constitute the entire agreement of the Parties with respect to the subject transaction. All prior oral and written agreements and statements are entirely superseded by this IGA. Any future modifications of this IGA shall be only by a writing signed by both Parties. The words "shall", "will", and "must" are intended to convey a mandate, duty or an obligation. The phrases "shall not", "will not" and "must not" are intended to be construed as restrictive or prohibitive. The words "may" or "might" are intended to give the performing party a choice in performing the action.

SECTION 9. HEADINGS.

The headings and titles of this IGA are for convenience only and shall not influence the construction or interpretation of this IGA.

SECTION 10. DISCLAIMER OF OWNERSHIP.

Nothing contained in this IGA, nor any act of the Parties shall be deemed or construed by any of the Parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the CTA and City. The Parties agree that City Staff is not and shall not be considered an employee of the CTA, and shall not be entitled to receive insurance, workers' compensation, or other employee benefits customarily received by employees of CTA. Similarly, the Parties agree that the CTA Staff is not and shall not be considered an employee of the City, and shall not be entitled to receive insurance, workers' compensation, or other employee benefits customarily received by employees of the City.

SECTION 11. NO PERSONAL LIABILITY.

No member, official, employee or agent of the CTA or City shall be individually or personally liable in connection with the IGA.

SECTION 12. COUNTERPARTS.

This IGA and any document or instrument executed pursuant hereto may be executed in any number of counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

SECTION 13. TIME OF THE ESSENCE.

The Parties agree that time of performance of each Party's obligations under this Agreement is of the essence.

SECTION 16. WAIVER AND ESTOPPEL.

Any delay by either Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights shall not operate as a waiver of such rights or operate to deprive said Party of or limit such rights in any way. No waiver made by either Party with respect to any specific default by the other Party shall be construed, considered or treated as a waiver of the rights of said Party with respect to any other defaults of the other Party.

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: _____

Name

Commissioner

Department of Planning and Development

Approved as to form and legality for City:

Assistant Corporation Counsel

CHICAGO TRANSIT AUTHORITY, an Illinois municipal corporation

By: _____

Lester A. Barclay

Chairman of the Chicago Transit Board

ATTEST:

Secretary to the Board

Approved as to form and legality for CTA:

Attorney

[(Sub)Exhibit "A" referred to in this Intergovernmental Agreement with Chicago Transit Authority constitutes Exhibit "A" to ordinance printed on pages 47185 and 47186 of this *Journal*.]

[(Sub)Exhibit "B" referred to in this Intergovernmental Agreement with Chicago Transit Authority constitutes Exhibit "B" to ordinance printed on pages 47186 through 47192 of this *Journal*.]

(Sub)Exhibits "A-1" and "B-1" referred to in this Intergovernmental Agreement with Chicago Transit Authority read as follows:

(Sub)Exhibit A-1.
(To Intergovernmental Agreement With Chicago Transit Authority)

Form Of Deed.

County: Cook
Owner: Chicago Transit Authority
PIN: 16-26-101-012
Common Address: 3925 W Cermak Rd, Chicago, Cook County, IL, 60623

THIS INSTRUMENT PREPARED BY, AND
AFTER RECORDING, PLEASE RETURN TO:

Attn: Jason Zollett
City of Chicago
Department of Law
121 North LaSalle Street, Suite 600
Chicago, Illinois 60602
Attn: Real Estate and Land Use Division
(312) 744-2836

QUIT CLAIM DEED

CHICAGO TRANSIT AUTHORITY, an Illinois political subdivision, body politic and, municipal corporation with its principal place of business at 567 West Lake Street, Chicago, Illinois 60661 ("**CTA**"), for and in consideration of the sum of **ONE and 00/100 DOLLARS (\$1.00)** and other good and valuable consideration, receipt of which is hereby acknowledged by acceptance of this Quitclaim Deed, hereby conveys and quit claims to **CITY OF CHICAGO**, an Illinois home rule municipality with its principal place of business at 121 North LaSalle Street, Suite 600, Chicago, Illinois 60602 ("**City**"), all of its right, title and interest in and to the following described parcels of real estate situated in the City of Chicago, County of Cook and State of Illinois:

See Exhibit A attached hereto and made a part hereof

(hereinafter referred to as the "**CTA Property**").

subject to all matters of record and not shown of record, including covenants, zoning and building restrictions, easements and conditions, questions of survey and building lines, liquor restrictions, party wall rights, existing leases and roads and highways, and any other encumbrances of record, and all unpaid general real estate taxes and special assessments;

and subject to the following:

1. **"As Is."** CTA makes no covenant, representation or warranty, express or implied, of any kind, as to the structural, physical or environmental condition of the CTA Property or the suitability of the CTA Property for any purpose whatsoever. The City acknowledges that it has had adequate opportunity to inspect and evaluate the structural, physical and

environmental conditions and risks of the CTA Property and accepts the risk that any inspection may not disclose all material matters affecting the CTA Property. The City acknowledges that the CTA Property is conveyed by CTA, and the City agrees to accept the CTA Property in its "AS IS," "WHERE IS" and "WITH ALL FAULTS" condition at Closing, with all faults and defects, latent or otherwise, and the City acknowledges that the CTA has not made and does not make any covenant, representation or warranty, express or implied, of any kind, or give any indemnification of any kind to the City, with respect to the structural, physical or environmental condition of the CTA Property, its compliance with any statute, ordinance or regulation, or its habitability, suitability, merchantability or fitness for any purpose whatsoever. The City 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 CTA or its agents or employees with respect thereto. The City agrees that it is its sole responsibility and obligation to perform at its expense any environmental remediation work and take such other action as is necessary to put the CTA Property in a condition which is suitable for its intended use.

2. **Definitions.**

"Hazardous Materials" means (i) "hazardous substance" as that term is defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), as amended from time to time, and as interpreted by courts of competent jurisdiction, and (ii) "hazardous substance" as that term is defined in the Illinois Environmental Protection Act, as amended from time to time, and as interpreted by courts of competent jurisdiction, and (iii) petroleum, including fractions thereof; and (iv) nuclear materials.

"Laws" means 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.

3. **Compliance with Environmental Requirements, Notice, and Remediation.** The City agrees that it will not use or permit the use of Hazardous Materials (as defined below) either in, on or about the CTA Property prior to or after the conveyance to the City, except as permitted by applicable Law. Unless prohibited by Law, the City agrees to deliver promptly to the CTA written notice of: a) any discovery by City or notice received by City of the presence of Hazardous Materials or other contaminants exceeding regulatory limits in, on or about the CTA Property; and b) any report or information that City has filed, or received from another person or entity that has filed with the United States Environmental Protection Agency, the Illinois Environmental Protection Agency, or any other federal, state or local agency, where such report or information relates to the presence of or a release of Hazardous Materials in, on or about the CTA Property. Such notice shall include a copy of any notice or information discovered or received. If City or any City Party (as defined below) shall cause a release of Hazardous Materials in, on or about the CTA Property, City shall immediately notify the CTA, and if CTA reasonably determines that such release could result in liability for CTA, City shall diligently perform, at its sole cost and expense, all

remediation and restoration of the affected CTA Property as reasonably directed by the CTA, all in accordance with applicable Law.

4. **Release.** The City, on behalf of itself and its officers, directors, employees, successors, assigns and anyone claiming by, through or under any of them, 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 CTA Property under or through the City following the date of this Quitclaim Deed (collectively, the "City Parties"), hereby waives, releases, relinquishes and forever discharges the CTA, its officers, officials, and employees (collectively, the "CTA Parties"), from and against any and all claims (including claims for contribution or joint liability), debts, liens, 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 and expenses (including, without limitation, reasonable attorney's fees and expenses, consultants' fees and expenses and court costs by CTA's attorney of choice) (collectively, "Losses") which the City 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 Quitclaim Deed, based upon, arising out of or in any way connected with, directly or indirectly, the CTA Property and: (i) any environmental contamination, pollution or hazards on, in or associated with the CTA 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 Materials, or threatened release, emission or discharge of Hazardous Materials; (ii) the structural, physical or environmental condition of the CTA Property, including, without limitation, the presence or suspected presence of Hazardous Materials in, on, under or about the CTA Property or the migration of Hazardous Materials from or to other property; (iii) any violation of, obligation of compliance with, enforcement of or liability under any any and all federal, state or local laws, regulations, statutes, codes, rules, resolutions, directives, orders, executive orders, consent orders, guidance from regulatory agencies, policy statements, judicial decrees, standards, permits, licenses and ordinances, or any judicial or administrative interpretation of any of the foregoing, pertaining to the protection of land, water, air, health, safety or the environment, whether now or in the future enacted, promulgated or issued, including the laws of the State of Illinois ("Environmental Laws"), including, without limitation, any governmental or regulatory body response costs, natural resource damages or Losses arising under CERCLA; 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 CTA Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Environmental Claims"); provided, however, the foregoing release shall not apply to Environmental Claims to the extent such Losses are proximately caused by the gross negligence or willful misconduct of the CTA occurring after the Closing Date. This release shall survive Closing and any termination of this Agreement (regardless of the reason for such termination).
5. **Indemnification.** Following the Closing, and to the full extent of the Law, the City agrees to indemnify, defend and hold harmless the CTA Parties from and against any and all Environmental Claims suffered, raised or claimed by any third party which arises out of or

are connected in any way with a) any Hazardous Materials (as hereinafter defined) existing on, in or under the CTA Property, or migrating from the CTA Property onto adjacent City-owned land or b) any and all violations of Environmental Laws occurring on or about the CTA Property; provided, however, the foregoing indemnification shall not apply to the extent such Environmental Claims are proximately caused by the gross negligence or willful misconduct of the CTA occurring after the Closing Date. This indemnification shall survive the Closing and any termination of this Agreement (regardless of the reason for such termination).

6. **Runs with the Land.** The covenants of "as is" acceptance, environmental compliance, notice, remediation, release and indemnity appearing in Sections 1 through 5 above shall run with the CTA Property, and shall be binding upon all successors and assigns of the City with respect to the CTA 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 CTA Property under or through the City following the Closing. The CTA acknowledges and agrees that the foregoing covenants of release and indemnity constitute material inducements to the CTA to enter into this IGA, and that, but for such release and indemnity, the CTA would not have agreed to convey the CTA Property to the City. It is expressly agreed and understood by and between the CTA and the City that, should any future obligation of the City or City Parties arise or be alleged to arise in connection with any environmental, soil or other condition of the CTA Property, the City and any of the City Parties shall not assert that those obligations must be satisfied in whole or in part by the CTA, because this IGA contains a full, complete and final release of all such claims, except as provided in such section.

This Quitclaim Deed is executed pursuant to Authorization by ordinance approved by Chicago Transit Board, _____.

IN WITNESS WHEREOF, Chicago Transit Authority has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by its Chairman of the Chicago Transit Board, on or as of _____, 2026.

ATTEST:

CHICAGO TRANSIT AUTHORITY, an Illinois
municipal corporation

By: _____

Lester A. Barclay
Chairman of the Chicago Transit Board

Georgette Greenlee
Secretary to the Board

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 Lester A. Barclay, personally known to me to be the Chairman of Board to Chicago Transit Authority, an Illinois municipal corporation (the "CTA"), and Georgette Greenlee is personally known to me to be the Secretary of said Board, 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 Chairman of Board to CTA and Secretary to the Board, respectively, each person signed and delivered the foregoing instrument and caused the corporate seal of the CTA to be affixed thereto, pursuant to authority given by the CTA, as each person's free and voluntary act, and as the free and voluntary act and deed of the CTA, for the uses and purposes therein set forth.

Given under my hand and notarial seal on _____, 2026.

Notary Public

(Sub)Exhibit "B-1".
(To Intergovernmental Agreement With Chicago Transit Authority)

Form Of Deed.

County: Cook

Owner: City of Chicago

Common Addresses:

402 North Harding Avenue;
409 North Harding Avenue;
412 North Harding Avenue;
414 North Harding Avenue;
416 North Harding Avenue;
418 North Harding Avenue;
3828 West Lake Street;
4612 -- 4626 West Van Buren Street;
4218 West Taylor Street;
4220 West Taylor Street;
4224 West Taylor Street;
4226 West Taylor Street; and
4228 West Taylor Street
Chicago, Illinois 60624.

PINs:

16-11-126-026-0000;
16-11-126-024-0000;
16-11-126-022-0000;
16-11-126-021-0000;
16-11-126-020-0000;
16-11-126-019-0000;
16-11-304-014-0000;
16-15-117-023-0000;
16-15-117-022-0000;
16-15-117-021-0000;
16-15-117-020-0000;
16-15-117-019-0000;
16-15-117-018-0000;
16-15-416-026-0000;
16-15-416-025-0000;
16-15-416-024-0000;
16-15-416-023-0000; and
16-15-416-022-0000.

Quit Claim Deed.

CITY OF CHICAGO, an Illinois home rule municipality ("City"), for and in consideration of the sum of **ONE and 00/100 DOLLARS (\$1.00)** and other good and valuable consideration, receipt of which is hereby acknowledged by acceptance of this Quitclaim Deed, hereby conveys and quit claims to **CHICAGO TRANSIT AUTHORITY**, an Illinois political subdivision, body politic and, municipal corporation with its principal place of business at 567 West Lake Street, Chicago, Illinois 60661 ("CTA"), all of its right, title and interest in and to the following described parcels of real estate situated in the City of Chicago, County of Cook and State of Illinois:

See Exhibit A attached hereto and made a part hereof

(hereinafter referred to as the "City Property").

subject to all matters of record and not shown of record, including covenants, zoning and building restrictions, easements and conditions, questions of survey and building lines, liquor restrictions, party wall rights, existing leases and roads and highways, and any other encumbrances of record, and all unpaid general real estate taxes and special assessments;

and subject to the following:

1. **"As Is."** The City makes no covenant, representation or warranty, express or implied, of any kind, as to the structural, physical or environmental condition of the City Property or the suitability of the City Property for any purpose whatsoever. The CTA acknowledges that it has had adequate opportunity to inspect and evaluate the structural, physical and environmental conditions and risks of the City Property and accepts the risk that any inspection may not disclose all material matters affecting the City Property. The CTA acknowledges that the City Property is conveyed by City, and the CTA agrees to accept the City Property in its "AS IS," "WHERE IS" and "WITH ALL FAULTS" condition at Closing, with all faults and defects, latent or otherwise, and CTA acknowledges that the City has not made and does not make any covenant, representation or warranty, express or implied, of any kind, or give any indemnification of any kind to the CTA, with respect to the structural, physical or environmental condition of the City Property, its compliance with any statute, ordinance or regulation, or its habitability, suitability, merchantability or fitness for any purpose whatsoever. The CTA 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. The CTA agrees that it is its sole responsibility and obligation to perform at its expense any environmental remediation work and take such other action as is necessary to put the City Property in a condition which is suitable for its intended use.

2. **Definitions.**

"**Hazardous Materials**" means (i) "hazardous substance" as that term is defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("**CERCLA**"), as amended from time to time, and as interpreted by courts of competent jurisdiction, and (ii) "hazardous substance" as that term is defined in the Illinois Environmental Protection Act, as amended from time to time, and as interpreted by courts of competent jurisdiction, and (iii) petroleum, including fractions thereof; and (iv) nuclear materials.

"**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.

3. **Compliance with Environmental Requirements, Notice, and Remediation.** CTA agrees that it will not use or permit the use of Hazardous Materials (as defined below) either in, on or about the City Property prior to or after the conveyance to the CTA, except as permitted by applicable Law. Unless prohibited by Laws, CTA agrees to deliver promptly to the City written notice of: a) any discovery by CTA or notice received by CTA of the presence of Hazardous Materials or other contaminants exceeding regulatory limits in, on or about the City Property; and b) any report or information that CTA has filed, or received from another person or entity that has filed with the United States Environmental Protection Agency, the Illinois Environmental Protection Agency, or any other federal, state or local agency, where such report or information relates to the presence of or a release of Hazardous Materials in, on or about the City Property. Such notice shall include a copy of any notice or information discovered or received. If CTA or any CTA Parties (as defined below) shall cause a release of Hazardous Materials in, on or about the City Property, CTA shall immediately notify the City, and if City reasonably determines that such release could result in liability for City, CTA shall diligently perform, at its sole cost and expense, all remediation and restoration of the affected City Property as reasonably directed by the City, all in accordance with applicable Law.
4. **Release.** The CTA, on behalf of itself and its officers, directors, employees, successors, assigns and anyone claiming by, through or under any of them, 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 City Property under or through the CTA following the date of this Quitclaim Deed (collectively, the "**CTA Parties**"), hereby waives, releases, relinquishes and forever discharges the City, its officers, officials, and employees (collectively, the "**City Parties**"), from and against any and all claims (including claims for contribution or joint liability), debts, liens, 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 and expenses (including, without limitation, reasonable attorney's fees and expenses, consultants' fees and expenses and court costs by City's attorney of choice) (collectively, "**Losses**") which the CTA 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 Quitclaim Deed, based upon, arising out of or in any way connected with, directly or indirectly, the City Property and: (i) any environmental contamination, pollution or hazards on, in or associated with the City 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 Materials, or threatened release, emission or discharge of Hazardous Materials; (ii) the structural, physical or environmental condition of the City Property, including, without limitation, the presence or suspected presence of Hazardous Materials in, on, under or about the City Property or the migration of Hazardous Materials from or to other property; (iii) any violation of, obligation of compliance with, enforcement of or liability under any and all federal, state or local laws, regulations, statutes, codes, rules, resolutions, directives, orders, executive orders, consent orders, guidance from regulatory agencies, policy statements, judicial decrees, standards, permits, licenses and ordinances, or any judicial or administrative interpretation of any of the foregoing, pertaining to the protection of land, water, air, health, safety or the environment, whether now or in the future enacted, promulgated or issued, including the laws of the State of Illinois ("Environmental Laws"), including, without limitation, any governmental or regulatory body response costs, natural resource damages or Losses arising under CERCLA; 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 City Property or any improvements, facilities or operations located or formerly located thereon (collectively, "Environmental Claims"); provided, however, the foregoing release shall not apply to Environmental Claims to the extent such Losses are proximately caused by the gross negligence or willful misconduct of the City occurring after the Closing Date. This release shall survive Closing and any termination of this Agreement (regardless of the reason for such termination).

5. **Indemnification**. Following the Closing, and to the full extent of the Law, the CTA agrees to indemnify, defend and hold harmless the City Parties from and against any and all Environmental Claims suffered, raised or claimed by any third party which arises out of or are connected in any way with a) any Hazardous Materials (as hereinafter defined) existing on, in or under the City Property, or migrating from the City Property onto adjacent CTA-owned land or b) any and all violations of Environmental Laws occurring on or about the City Property; provided, however, the foregoing indemnification shall not apply to the extent such Environmental Claims are proximately caused by the gross negligence or willful misconduct of the City occurring after the Closing Date. This indemnification shall survive the Closing and any termination of this Agreement (regardless of the reason for such termination).
6. **Runs with the Land**. The covenants of "as is" acceptance, environmental compliance, notice, remediation, release and indemnity appearing in Sections 1 through 5 above shall run with the City Property, and shall be binding upon all successors and assigns of the CTA with respect to the City 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 City Property under or through the CTA following the Closing. The CTA acknowledges and agrees that the foregoing covenants of release and indemnity constitute material inducements to the City to enter into this IGA, and that, but for such release and indemnity, the City would not have agreed to convey the City Property to

the CTA. It is expressly agreed and understood by and between the CTA and the City that, should any future obligation of the CTA or CTA Parties arise or be alleged to arise in connection with any environmental, soil or other condition of the City Property, the CTA and any of the CTA Parties shall not assert that those obligations must be satisfied in whole or in part by the City, because this IGA contains a full, complete and final release of all such claims, except as provided in such section.

This Quitclaim Deed is executed pursuant to Authorization by ordinance approved by City Council, _____, C.J. p. _____ et seq.

IN WITNESS WHEREOF, City of Chicago has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto affixed, by its Mayor and City Clerk, on or as of _____, 2026.

ATTEST:

CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government

Andrea M. Valencia, City Clerk

By: _____
Mary B. Richardson-Lowry, as proxy on behalf of
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 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 _____, 2026.

Notary Public

SALE AND TRANSFER OF HERITAGE WOODS SENIOR LIVING FACILITY
LOCATED AT 2800 -- 2822 W. FULTON ST. AND 300 -- 326 N. CALIFORNIA AVE.
TO HIGH POINT RESIDENCE CHICAGO WEST REALTY LLC.

[SO2026-0026373]

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

CHICAGO, July 9, 2026.

To the President and Members of the City Council:

Your Committee on Housing and Real Estate, for which a meeting was held on July 8, 2026 and to which was referred a substitute ordinance from the Department of Housing for the sale and transfer of Heritage Woods senior living facility located at 2800 -- 2822 West Fulton Street and 300 -- 326 North California Avenue to High Point Residence Chicago West Realty LLC (27th Ward) (SO2026-0026373), 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 substituted 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 Section 6(a), Article VII of the 1970 Constitution of the State of Illinois and, as such, may legislate as to matters which pertain to its local government and affairs; and

WHEREAS, The City has determined that the continuance of a shortage of affordable housing for persons of low and moderate income is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, The City, pursuant to the HOME Investment Partnerships Program ("HOME Program"), received from the United States Department of Housing and Urban Development an allocation of funds ("HOME Funds") to make loans and grants to expand the long-term supply of affordable housing through, among other things, acquisition, new construction, reconstruction and moderate and substantial rehabilitation in low- and moderate-income areas; and

WHEREAS, The City Council of the City (the "City Council"), pursuant to an ordinance passed on November 3, 1999 and published at pages 13083 to 13203 of the *Journal of the Proceedings of the City Council of the City of Chicago* for such date, authorized the City's Department of Housing ("DOH") to extend two loans in the aggregate principal amount not to exceed Three Million Three Hundred Eleven Thousand Nine Hundred Seventy-six Dollars (\$3,311,976), consisting of HOME and Empowerment Zone Funds with an interest rate of zero percent per annum and a maturity date not to exceed thirty-five (35) years (the "City Loan") to Renaissance Center, L.P., an Illinois limited partnership (the "Current Borrower"); and

WHEREAS, The Current Borrower entered into that certain Promissory Note (the "City Note") dated December 1, 1999, payable to the City in order to evidence the City Loan, which City Loan was secured by that certain Junior Mortgage, Security Agreement and Financing Statement made by the Current Borrower in favor of the City dated as of December 1, 1999 and recorded on December 22, 1999 in the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder of Deeds") as Document Number 09185504 (the "City Mortgage"), and which was further supported by that certain Regulatory Agreement entered into by the Current Borrower on December 1, 1999 and recorded with the Recorder of Deeds on December 22, 1999 as Document Number 09185501 (the "Regulatory Agreement"); and

WHEREAS, The Current Borrower used the proceeds of the City Loan for the acquisition and construction of a supportive living facility for low- and moderate-income senior citizens (the "Project") located generally at 2800 -- 2822 West Fulton Street and 300 -- 326 North California Avenue, in Chicago, Illinois (the "Property"); and

WHEREAS, Due to certain exigent financial difficulties during construction of the Project, the City, the Current Borrower, the Illinois Housing Development Authority, a corporate body and politic ("IHDA"), Chicago Title and Trust Company, a Missouri corporation and Harris Trust and Savings Bank, an Illinois banking corporation agreed to enter into that certain Amendment and Restatement of Loan Documents dated December 4, 2001 and recorded on the same date with the Recorder of Deeds as Document Number 0011141181 (the "2001 Amendment");

WHEREAS, Pursuant to the terms of the 2001 Amendment, all documents which evidenced, secured and supported the City Loan, were revised to facilitate the making of an additional subordinate loan by IHDA to the Current Borrower (including, without limitation, the City Mortgage and the City Note); and

WHEREAS, The City agreed to certain transfers in ownership interests in the Current Borrower and modifications to the City Loan documents to memorialize such transfers, pursuant to that certain Loan Modification and Assumption Agreement, by and among the Current Borrower, Renaissance Center LLC, an Illinois limited liability company, JBG Venture LLC, an Illinois limited liability company, Hunter Renaissance LLC, an Illinois limited liability company, DSG Development, Inc., an Illinois corporation, BMA Ventures, LLC, an Illinois limited liability company, Blair Minton, George Dinges, Joseph P. Cacciatore, and the City, dated as of January 19, 2011 and recorded with the Recorder of Deeds on January 28, 2011 as Document Number 1102822129 (the "2011 Amendment"); and

WHEREAS, The Current Borrower desires to sell and transfer the Property to High Point Residence Chicago West Realty LLC, an Illinois limited liability company (the "New Borrower"); and

WHEREAS, As part of the sale to the New Borrower, the City Loan shall be repaid in full as previously amended; and

WHEREAS, The City desires to amend the Regulatory Agreement in order to consent to the sale and transfer of the Property to the New Borrower, and release the Current Borrower from ongoing liability thereunder, and the New Borrower agrees to assume all duties and obligations under such amended Regulatory Agreement; and

WHEREAS, The Current Borrower has requested that DOH consent to the sale and transfer of the Property to the New Borrower, the repayment of the City Loan, the release of the City Mortgage and related documents as required to complete the transactions authorized herein (the "Release"), and to the New Borrower's assumption of the amended Regulatory Agreement associated with the Property; and

WHEREAS, DOH has approved the sale and transfer of the Property and the repayment of the City Loan and the assumption of the Regulatory Agreement (the "Restructuring") in a manner that: (1) will result in the repayment of the City Loan and the Release; (2) will consent to the sale and transfer of the Property to the New Borrower; (3) will consent to the

assumption of the Regulatory Agreement associated with the Property by the New Borrower; (4) will maintain the compliance period for certain housing affordability requirements in the Regulatory Agreement; (5) may amend certain other compliance requirements in the Regulatory Agreement; and (6) will release the Current Borrower from its rights, duties, obligations and guaranties under the City Note, the City Mortgage, the Regulatory Agreement and all related documents as required to complete the transactions authorized herein (collectively, the "Material Terms"); now, therefore,

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

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

SECTION 2. The Restructuring is hereby approved as described above. The Commissioner of Housing (the "Commissioner") or a designee of the Commissioner (each, an "Authorized Officer"), are each hereby authorized, subject to approval by the Corporation Counsel, to negotiate any and all terms and provisions in accordance with the Restructuring which do not substantially modify the Material Terms described herein. Each Authorized Officer is hereby authorized, subject to approval by the Corporation Counsel, to enter into and execute such agreements and instruments, and perform any and all acts as shall be necessary or advisable, in connection with the implementation of the Restructuring.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago (the "Municipal Code"), or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. Sections 2-44-080, 2-44-085, 2-44-090, 2-44-100 and 2-44-105 of the Municipal Code shall not apply to the Property or the Project in connection with the Restructuring.

SECTION 4. Notwithstanding anything to the contrary contained in the Municipal Code or any other ordinance or mayoral executive order, no parties other than the owners of the Property as of the date following the date of the closing of the Restructuring (collectively, the "Owner"), any legal entities that are direct owners in excess of 7.5% of the Owner that changed in connection with the Restructuring, and all legal entities that constitute the direct or indirect controlling parties of the Owner (as determined by the Corporation Counsel), shall be required to provide to the City the document commonly known as the "Economic Disclosure Statement and Affidavit" (or any successor to such document) in connection with the Restructuring.

SECTION 5. This ordinance shall be effective as of the date of its passage and approval.

COMMITTEE ON LICENSE AND CONSUMER PROTECTION.

AMENDMENT OF CHAPTER 4-60 OF MUNICIPAL CODE BY ADDING NEW SUBSECTION 4-60-022 (6.156) AND MODIFYING SUBSECTION 4-60-023 (6.144) TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES AND PACKAGE GOODS LICENSES ON PORTION OF S. HALSTED ST.

[O2026-0025526]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderman William E. Hall (which was referred on May 20, 2026) to amend Municipal Code Sections 4-60-022 (6.156) and 4-60-023 (6.144) to disallow the issuance of additional alcoholic liquor licenses and package goods licenses on portion of South Halsted 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 July 8, 2026.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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. Chapter 4-60-022 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

4-60-022 Restrictions on additional licenses.

Subject to the provisions of subsection 4-60-021(c), no additional license shall be issued for the sale of alcoholic liquor, for consumption on the premises within the following areas:

(Omitted text is unaffected by this ordinance.)

(6.156) On South Halsted Street, from West 70th Street to West 72nd Street.

(Omitted text is unaffected by this ordinance.)

SECTION 2. Chapter 4-60-023 of the Municipal Code of Chicago is hereby amended by inserting the language underscored, and by deleting the language struck through, as follows:

4-60-023 Restrictions on additional package goods licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

(6.144) ~~[Reserved.]~~ On South Halsted Street, from West 70th Street to West 72nd Street.

(Omitted text is unaffected by this ordinance.)

SECTION 3. This ordinance takes effect upon passage and publication.

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING
SUBSECTION 12.109 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS
LICENSES ON PORTION OF S. ASHLAND AVE.

[O2026-0026046]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderman Raymond A. Lopez (which was referred on June 17, 2026) to amend Municipal Code Section 4-60-023 (12.109) to allow the issuance of additional package goods licenses on a portion of South Ashland 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 July 8, 2026.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 4-6-023 of the Municipal Code of the City of Chicago is hereby amended by deleting the language struck through, as follows:

4-60-023 Restrictions on additional licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

~~(12.109) On the west side of Ashland Avenue, from 43rd Street to 45th Street.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and publication.

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING
SUBSECTION 35.93 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS
LICENSES ON PORTIONS OF W. LAWRENCE AVE.

[O2026-0026202]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderwoman Rosana Rodríguez-Sánchez (which was referred on June 17, 2026) to amend Municipal Code Section 4-60-023 (35.93) to allow the issuance of additional package goods licenses on portions of West Lawrence Avenue, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on July 8, 2026.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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, as follows:

4-60-023 Restrictions on additional licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

(35.93) ~~On the north side of West Lawrence Avenue, from North Central Park Avenue to North Lawndale Avenue; and on both sides of West Lawrence Avenue, from North Lawndale Avenue to North Hamlin Avenue.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and publication.

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY MODIFYING
SUBSECTION 42.611 TO DISALLOW ISSUANCE OF ADDITIONAL PACKAGE
GOODS LICENSES ON PORTIONS OF W. CHICAGO AVE. AND N. CLARK ST.

[O2026-0026289]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderman Brendan Reilly (which was referred on June 17, 2026) to amend Municipal Code Section 4-60-023 (42.611) to disallow the issuance of additional package goods licenses on portions of West Chicago Avenue and North Clark Street, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on July 8, 2026.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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.)

(42.611) ~~[Reserved].~~ On the south side of Chicago Avenue, from LaSalle Drive to Clark Street; and on the west side of Clark Street, from Chicago Avenue to Superior Street.

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance takes effect upon passage and approval.

AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 45.65 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. LAWRENCE AVE.

[O2026-0026053]

The Committee on License and Consumer Protection submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on License and Consumer Protection, having under consideration an ordinance introduced by Alderman James M. Gardiner (which was referred on June 17, 2026) to amend Municipal Code Section 4-60-023 (45.65) to allow the issuance of additional package goods licenses on portion of West Lawrence Avenue, begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance which is transmitted herewith.

This recommendation was concurred in by the members of the Committee on License and Consumer Protection on July 8, 2026.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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, as follows:

4-60-023 Restrictions on additional licenses.

Subject to the provisions of subsection 4-60-021(c), no additional package goods license shall be issued for any premises located within the following areas:

(Omitted text is unaffected by this ordinance.)

~~(45-65) On West Lawrence Avenue, from North Leclaire Avenue to North Lamón Avenue.~~

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall be in force and effect upon passage and publication.

COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY.

ESTABLISHMENT AND AMENDMENT OF PARKING RESTRICTIONS.

(Except For Disabled)

[SO2026-0026830]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, July 15, 2026.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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	1704 North Artesian Avenue -- Disabled Parking Permit Number 139710; [O2026-0026224]
1	2204 North Talman Avenue -- Disabled Parking Permit Number 138189; [O2026-0026436]
3	417 East 48 th Street -- Disabled Parking Permit Number 136365; [O2026-0026041]
6	7808 South Evans Avenue -- Disabled Parking Permit Number 138889; [O2026-0025620]
6	7519 South Wabash Avenue -- Disabled Parking Permit Number 139139; [O2026-0026218]
6	7825 South Vernon Avenue -- Disabled Parking Permit Number 138322; [O2026-0026440]
6	7556 South Harvard Avenue -- Disabled Parking Permit Number 139066; [O2026-0026441]
6	8344 South Perry Avenue -- Disabled Parking Permit Number 139265; [O2026-0026442]
6	126 East 73 rd Street -- Disabled Parking Permit Number 139303; [O2026-0026443]
6	652 East 81 st Street -- Disabled Parking Permit Number 139357; [O2026-0026444]
6	7228 South Champlain Avenue -- Disabled Parking Permit Number 139400; [O2026-0026445]

Ward	Location And Permit Number
7	7326 South Coles Avenue -- Disabled Parking Permit Number 138296; [O2026-0026446]
7	9552 South Colfax Avenue -- Disabled Parking Permit Number 138784; [O2026-0026447]
7	9105 South Kingston Avenue -- Disabled Parking Permit Number 139311; [O2026-0026448]
7	3017 East 79 th Place -- Disabled Parking Permit Number 139427; [O2026-0026449]
8	9341 South Dr. Martin Luther King, Jr. Drive -- Disabled Parking Permit Number 139158; [O2026-0026229]
8	7754 South Constance Avenue -- Disabled Parking Permit Number 138740; [O2026-0026451]
9	42 East Brayton Street -- Disabled Parking Permit Number 137508; [O2026-0026453]
9	9816 South Princeton Avenue -- Disabled Parking Permit Number 137790; [O2026-0026455]
9	10052 South Prairie Avenue -- Disabled Parking Permit Number 138245; [O2026-0026456]
9	11938 South LaSalle Street -- Disabled Parking Permit Number 138483; [O2026-0026458]
9	121 West 113 th Street -- Disabled Parking Permit Number 138637; [O2026-0026460]
9	529 West 127 th Street -- Disabled Parking Permit Number 138657; [O2026-0026463]
9	10835 South Indiana Avenue -- Disabled Parking Permit Number 138718; [O2026-0026465]
10	8931 South Escanaba Avenue -- Disabled Parking Permit Number 138639; [O2026-0026466]

Ward	Location And Permit Number
10	10643 South Avenue C -- Disabled Parking Permit Number 138662; [O2026-0026467]
10	8524 South Escanaba Avenue -- Disabled Parking Permit Number 138877; [O2026-0026468]
10	12925 South Escanaba Avenue -- Disabled Parking Permit Number 139038; [O2026-0026469]
11	650 West 43 rd Place -- Disabled Parking Permit Number 138734; [O2026-0025804]
11	3052 South Lock Street -- Disabled Parking Permit Number 138515; [O2026-0026477]
12	4143 South Campbell Avenue -- Disabled Parking Permit Number 138580; [O2026-0026044]
12	4539 South Sawyer Avenue -- Disabled Parking Permit Number 134335; [O2026-0026045]
12	3534 South Seeley Avenue -- Disabled Parking Permit Number 135096; [O2026-0026120]
12	3748 South Wood Street -- Disabled Parking Permit Number 138445; [O2026-0026479]
13	6105 South Kilbourn Avenue -- Disabled Parking Permit Number 138779; [O2026-0026303]
13	6651 South Knox Avenue -- Disabled Parking Permit Number 138777; [O2026-0026304]
13	6212 West 59 th Street -- Disabled Parking Permit Number 138778; [O2026-0026305]
13	6035 South Parkside Avenue -- Disabled Parking Permit Number 138968; [O2026-0026307]
14	4834 South Kildare Avenue -- Disabled Parking Permit Number 138935; [O2026-0026297]
14	5319 South Fairfield Avenue -- Disabled Parking Permit Number 138955; [O2026-0026299]

Ward	Location And Permit Number
14	3250 West 65 th Place -- Disabled Parking Permit Number 138936; [O2026-0026300]
14	3021 West 53 rd Street -- Disabled Parking Permit Number 138999; [O2026-0026301]
14	5534 South Homan Avenue (signs to be posted at 5532 South Homan Avenue) -- Disabled Parking Permit Number 138851; [O2026-0026302]
14	4744 South Keeler Avenue -- Disabled Parking Permit Number 137694; [O2026-0026483]
14	4854 South Karlov Avenue -- Disabled Parking Permit Number 138864; [O2026-0026491]
15	6427 South Sacramento Avenue -- Disabled Parking Permit Number 138225; [O2026-0026493]
15	1853 West 58 th Street -- Disabled Parking Permit Number 138365; [O2026-0026502]
16	6630 South Talman Avenue -- Disabled Parking Permit Number 138564; [O2026-0026503]
16	6624 South Campbell Avenue -- Disabled Parking Permit Number 138612; [O2026-0026505]
16	6518 South Laflin Street -- Disabled Parking Permit Number 138743; [O2026-0026506]
16	6223 South Claremont Avenue -- Disabled Parking Permit Number 139049; [O2026-0026507]
17	8204 South Marshfield Avenue -- Disabled Parking Permit Number 139019; [O2026-0026509]
17	7131 South Washtenaw Avenue -- Disabled Parking Permit Number 139267; [O2026-0026510]
18	8123 South Sawyer Avenue -- Disabled Parking Permit Number 137629; [O2026-0026513]

Ward	Location And Permit Number
18	3413 West 83 rd Street -- Disabled Parking Permit Number 137898; [O2026-0026514]
19	9308 South Damen Avenue -- Disabled Parking Permit Number 138468; [O2026-0026516]
20	5032 South Morgan Street -- Disabled Parking Permit Number 138857; [O2026-0026645]
20	6548 South Rhodes Avenue -- Disabled Parking Permit Number 136157; [O2026-0026646]
21	8511 South Loomis Boulevard -- Disabled Parking Permit Number 138685; [O2026-0026315]
21	11546 South Sangamon Street -- Disabled Parking Permit Number 135749; [O2026-0026318]
21	9305 South Justine Street -- Disabled Parking Permit Number 139044; [O2026-0026319]
21	9019 South Laflin Street -- Disabled Parking Permit Number 139431; [O2026-0026321]
21	10214 South Sangamon Street -- Disabled Parking Permit Number 139192; [O2026-0026322]
21	10355 South Wallace Street -- Disabled Parking Permit Number 139217; [O2026-0026323]
21	10905 South Normal Avenue -- Disabled Parking Permit Number 138786; [O2026-0026325]
21	437 West 110 th Street -- Disabled Parking Permit Number 138607; [O2026-0026518]
21	1220 West 108 th Place -- Disabled Parking Permit Number 138708; [O2026-0026520]
21	10869 South Racine Avenue -- Disabled Parking Permit Number 139126; [O2026-0026521]
21	9557 South Peoria Street -- Disabled Parking Permit Number 139202; [O2026-0026522]

Ward	Location And Permit Number
21	8729 South Morgan Street -- Disabled Parking Permit Number 139374; [O2026-0026523]
22	2237 South Springfield Avenue -- Disabled Parking Permit Number 137809; [O2026-0026221]
22	2705 South Kostner Avenue -- Disabled Parking Permit Number 136268; [O2026-0026222]
22	2756 South Millard Avenue -- Disabled Parking Permit Number 125009; [O2026-0026223]
22	2718 South Trumbull Avenue -- Disabled Parking Permit Number 133906; [O2026-0026277]
22	4422 South Leclaire Avenue -- Disabled Parking Permit Number 138034; [O2026-0026285]
22	2407 South Pulaski Road -- Disabled Parking Permit Number 138577; [O2026-0026286]
22	4742 South Leamington Avenue -- Disabled Parking Permit Number 134581; [O2026-0026287]
22	4424 South Keating Avenue -- Disabled Parking Permit Number 137931; [O2026-0026288]
22	3047 South Avers Avenue -- Disabled Parking Permit Number 138695; [O2026-0026296]
22	4641 South Keating Avenue -- Disabled Parking Permit Number 138603; [O2026-0026526]
23	5437 South Tripp Avenue -- Disabled Parking Permit Number 138232; [O2026-0026527]
23	5140 South Avers Avenue -- Disabled Parking Permit Number 138350; [O2026-0026529]
23	5300 South Kolin Avenue -- Disabled Parking Permit Number 138393; [O2026-0026530]
24	4047 West Harrison Street -- Disabled Parking Permit Number 137427; [O2026-0026092]

Ward	Location And Permit Number
24	4145 West 21 st Place -- Disabled Parking Permit Number 137935; [O2026-0026531]
24	1510 South Kedvale Avenue -- Disabled Parking Permit Number 138477; [O2026-0026533]
24	1835 South Lawndale Avenue -- Disabled Parking Permit Number 138919; [O2026-0026534]
25	2432 South Bell Avenue -- Disabled Parking Permit Number 139468; [O2026-0026537]
26	2102 North Kostner Avenue -- Disabled Parking Permit Number 138229; [O2026-0026118]
26	1825 North Tripp Avenue -- Disabled Parking Permit Number 138435; [O2026-0026128]
26	1536 North Lawndale Avenue -- Disabled Parking Permit Number 138311; [O2026-0026129]
26	1346 North Maplewood Avenue -- Disabled Parking Permit Number 138569; [O2026-0026539]
26	3421 West Le Moyne Street -- Disabled Parking Permit Number 138581; [O2026-0026540]
28	5524 West Jackson Boulevard -- Disabled Parking Permit Number 137467; [O2026-0026127]
28	4735 West Race Avenue -- Disabled Parking Permit Number 138367; [O2026-0026542]
29	1352 North Monitor Avenue -- Disabled Parking Permit Number 137788; [O2026-0026544]
29	5316 West Congress Parkway -- Disabled Parking Permit Number 138625; [O2026-0026545]
29	1713 North Nagle Avenue -- Disabled Parking Permit Number 138648; [O2026-0026546]
30	2642 North Monitor Avenue -- Disabled Parking Permit Number 137226; [O2026-0026547]

Ward	Location And Permit Number
30	5845 West Barry Avenue -- Disabled Parking Permit Number 138866; [O2026-0026548]
31	4837 West Wolfram Street -- Disabled Parking Permit Number 138617; [O2026-0026556]
35	2704 North Albany Avenue -- Disabled Parking Permit Number 137610; [O2026-0026557]
36	2161 North Merrimac Avenue -- Disabled Parking Permit Number 137742; [O2026-0026644]
37	1835 North Luna Avenue -- Disabled Parking Permit Number 138305; [O2026-0026559]
37	4233 West Walton Street -- Disabled Parking Permit Number 136913; [O2026-0026560]
37	1828 North Luna Avenue -- Disabled Parking Permit Number 138596; [O2026-0026561]
37	5509 West Hirsch Street -- Disabled Parking Permit Number 138670; [O2026-0026562]
38	3224 North Plainfield Avenue -- Disabled Parking Permit Number 138543; [O2026-0026563]
40	2532 West Winnemac Avenue -- Disabled Parking Permit Number 138574; [O2026-0026564]
40	5849 North Campbell Avenue -- Disabled Parking Permit Number 138742; [O2026-0026565]
45	5306 North Lovejoy Avenue -- Disabled Parking Permit Number 139026; [O2026-0026566]
47	4237 North Paulina Street -- Disabled Parking Permit Number 138817; [O2026-0026568]
47	2250 West Belle Plaine Avenue -- Disabled Parking Permit Number 138901; [O2026-0026569]
49	1425 West Jonquil Terrace -- Disabled Parking Permit Number 138971; [O2026-0026570]

Ward	Location And Permit Number
49	1403 West Jarvis Avenue -- Disabled Parking Permit Number 137947; [O2026-0026631]
49	7539 North Bell Avenue -- Disabled Parking Permit Number 137868; [O2026-0026632]
50	6311 North Artesian Avenue -- Disabled Parking Permit Number 137970; [O2026-0026571]
50	2021 West Arthur Avenue -- Disabled Parking Permit Number 139199; [O2026-0026572]

Repeal Of Disabled Permit Parking:

Ward	Location And Permit Number
3	Repeal Disabled Parking Permit Number 38292 at 3516 South Calumet Avenue; [O2026-0026575]
3	Repeal Disabled Parking Permit Number 52994 at 427 East 41 st Street; [O2026-0026576]
3	Repeal Disabled Parking Permit Number 63619 at 5308 South Wabash Avenue; [O2026-0026578]
3	Repeal Disabled Parking Permit Number 66681 at 4516 South Forrestville Avenue; [O2026-0026580]
3	Repeal Disabled Parking Permit Number 67233 at 4511 South Michigan Avenue; [O2026-0026581]
3	Repeal Disabled Parking Permit Number 68016 at 4552 South Forrestville Avenue; [O2026-0026582]

Ward	Location And Permit Number
3	Repeal Disabled Parking Permit Number 106595 at 4208 South Wabash Avenue; [O2026-0026583]
3	Repeal Disabled Parking Permit Number 110378 at 3640 South Prairie Avenue; [O2026-0026585]
3	Repeal Disabled Parking Permit Number 110418 at 60 East 36 th Place; [O2026-0026586]
4	Repeal Disabled Parking Permit Number 8827 at 4324 South Ellis Avenue; [O2026-0026587]
4	Repeal Disabled Parking Permit Number 94202 at 1130 East Hyde Park Boulevard; [O2026-0026588]
4	Repeal Disabled Parking Permit Number 134126 at 4411 South Ellis Avenue; [O2026-0026589]
5	Repeal Disabled Parking Permit Number 113668 at 1455 East 55 th Place; [O2026-0026590]
5	Repeal Disabled Parking Permit Number 117262 at 6852 South Merrill Street; [O2026-0026591]
5	Repeal Disabled Parking Permit Number 118692 at 6901 South Oglesby Avenue; [O2026-0026593]
6	Repeal Disabled Parking Permit Number 11327 at 7531 South Calumet Avenue; [O2026-0026594]
6	Repeal Disabled Parking Permit Number 31676 at 7320 South Union Avenue; [O2026-0026595]
6	Repeal Disabled Parking Permit Number 38255 at 7030 South Normal Boulevard; [O2026-0026596]
6	Repeal Disabled Parking Permit Number 111079 at 1348 West 61 st Street; [O2026-0026597]

Ward	Location And Permit Number
7	Repeal Disabled Parking Permit Number 9074 at 8429 South Marquette Avenue; [O2026-0026598]
7	Repeal Disabled Parking Permit Number 10638 at 7125 South Cornell Avenue; [O2026-0026599]
7	Repeal Disabled Parking Permit Number 18702 at 7327 South Chappel Avenue; [O2026-0026600]
7	Repeal Disabled Parking Permit Number 18953 at 7444 South Merrill Avenue; [O2026-0026601]
7	Repeal Disabled Parking Permit Number 104936 at 8028 South Phillips Avenue; [O2026-0026602]
7	Repeal Disabled Parking Permit Number 109982 at 7931 South Manistee Avenue; [O2026-0026604]
7	Repeal Disabled Parking Permit Number 119007 at 9534 South Euclid Avenue; [O2026-0026606]
7	Repeal Disabled Parking Permit Number 122630 at 8315 South Manistee Avenue; [O2026-0026607]
7	Repeal Disabled Parking Permit Number 125214 at 7400 South Clyde Avenue; [O2026-0026608]
7	Repeal Disabled Parking Permit Number 125245 at 9004 South Luella Avenue; [O2026-0026609]
7	Repeal Disabled Parking Permit Number 126123 at 7700 South Colfax Avenue; [O2026-0026610]
7	Repeal Disabled Parking Permit Number 127541 at 9045 South Phillips Avenue; [O2026-0026611]

Ward	Location And Permit Number
8	Repeal Disabled Parking Permit Number 12662 at 1716 East 83 rd Place; [O2026-0026612]
8	Repeal Disabled Parking Permit Number 19852 at 7741 South Clyde Avenue; [O2026-0026613]
8	Repeal Disabled Parking Permit Number 32597 at 602 East 92 nd Street; [O2026-0026614]
8	Repeal Disabled Parking Permit Number 34104 at 9422 South Champlain Avenue; [O2026-0026615]
8	Repeal Disabled Parking Permit Number 37297 at 7837 South Avalon Avenue; [O2026-0026616]
8	Repeal Disabled Parking Permit Number 40167 at 7444 South East End Avenue; [O2026-0026617]
8	Repeal Disabled Parking Permit Number 43483 at 7949 South Kenwood Avenue; [O2026-0026618]
8	Repeal Disabled Parking Permit Number 45201 at 1620 East 85 th Street; [O2026-0026619]
8	Repeal Disabled Parking Permit Number 48599 at 9453 South Vernon Avenue; [O2026-0026620]
8	Repeal Disabled Parking Permit Number 50194 at 7803 South Kimbark Avenue; [O2026-0026621]
8	Repeal Disabled Parking Permit Number 52389 at 1304 East 72 nd Street; [O2026-0026622]
8	Repeal Disabled Parking Permit Number 52713 at 8445 South Bennett Avenue; [O2026-0026623]
8	Repeal Disabled Parking Permit Number 54033 at 9110 South Drexel Avenue; [O2026-0026624]

Ward	Location And Permit Number
8	Repeal Disabled Parking Permit Number 127098 at 511 East 87 th Place; [O2026-0026625]
8	Repeal Disabled Parking Permit Number 127373 at 7821 South Cregier Avenue; [O2026-0026626]
8	Repeal Disabled Parking Permit Number 131459 at 9120 South Blackstone Avenue; [O2026-0026627]
9	Repeal Disabled Parking Permit Number 47425 at 11015 South Eberhart Avenue; [O2026-0026650]
9	Repeal Disabled Parking Permit Number 72541 at 620 East 102 nd Place; [O2026-0026651]
9	Repeal Disabled Parking Permit Number 93740 at 10023 South LaSalle Street; [O2026-0026652]
9	Repeal Disabled Parking Permit Number 104089 at 238 West 111 th Place; [O2026-0026653]
10	Repeal Disabled Parking Permit Number 98534 at 10724 South Avenue J; [O2026-0026654]
10	Repeal Disabled Parking Permit Number 100854 at 3054 East 97 th Street; [O2026-0026655]
11	Repeal Disabled Parking Permit Number 130508 at 3340 South Lowe Avenue; [O2026-0026656]
11	Repeal Disabled Parking Permit Number 133021 at 3514 South Emerald Avenue; [O2026-0026657]
12	Repeal Disabled Parking Permit Number 16278 at 4027 South Maplewood Avenue; [O2026-0026659]
12	Repeal Disabled Parking Permit Number 36014 at 3306 West 38 th Place; [O2026-0026660]

Ward	Location And Permit Number
12	Repeal Disabled Parking Permit Number 49011 at 4424 South Talman Avenue; [O2026-0026661]
12	Repeal Disabled Parking Permit Number 53228 at 3359 South Oakley Avenue; [O2026-0026662]
12	Repeal Disabled Parking Permit Number 58070 at 3748 South Honore Street; [O2026-0026663]
12	Repeal Disabled Parking Permit Number 104580 at 4641 South Homan Avenue; [O2026-0026664]
12	Repeal Disabled Parking Permit Number 120410 at 1637 West 38 th Street; [O2026-0026665]
12	Repeal Disabled Parking Permit Number 121791 at 4201 South Fairfield Avenue; [O2026-0026666]
13	Repeal Disabled Parking Permit Number 131522 at 6327 South Kilbourn Avenue; [O2026-0026167]
13	Repeal Disabled Parking Permit Number 92173 at 6361 South Long Avenue; [O2026-0026169]
13	Repeal Disabled Parking Permit Number 111495 at 5816 South Narragansett Avenue; [O2026-0026170]
13	Repeal Disabled Parking Permit Number 922 at 6347 South Kenneth Avenue; [O2026-0026667]
13	Repeal Disabled Parking Permit Number 72210 at 5810 South Mason Avenue; [O2026-0026668]
13	Repeal Disabled Parking Permit Number 95089 at 6429 South Kolin Avenue; [O2026-0026669]
13	Repeal Disabled Parking Permit Number 106005 at 5842 West 64 th Place; [O2026-0026670]

Ward	Location And Permit Number
13	Repeal Disabled Parking Permit Number 110627 at 6200 South Menard Avenue; [O2026-0026672]
14	Repeal Disabled Parking Permit Number 37985 at 4912 South Kildare Avenue; [O2026-0026673]
14	Repeal Disabled Parking Permit Number 44862 at 3556 West 61 st Street; [O2026-0026674]
14	Repeal Disabled Parking Permit Number 50703 at 5237 South Maplewood Avenue; [O2026-0026675]
14	Repeal Disabled Parking Permit Number 94818 at 5223 South Campbell Avenue; [O2026-0026676]
14	Repeal Disabled Parking Permit Number 100519 at 3352 West 66 th Street; [O2026-0026677]
14	Repeal Disabled Parking Permit Number 116290 at 5146 South Artesian Avenue; [O2026-0026678]
14	Repeal Disabled Parking Permit Number 118887 at 5825 South Whipple Street; [O2026-0026679]
14	Repeal Disabled Parking Permit Number 119405 at 5638 South Richmond Street; [O2026-0026680]
14	Repeal Disabled Parking Permit Number 120746 at 5801 South Sawyer Avenue; [O2026-0026681]
14	Repeal Disabled Parking Permit Number 127179 at 6042 South Albany Avenue; [O2026-0026682]
15	Repeal Disabled Parking Permit Number 14755 at 4416 South Hermitage Avenue; [O2026-0026683]

Ward	Location And Permit Number
15	Repeal Disabled Parking Permit Number 42063 at 2108 West 50 th Place; [O2026-0026684]
15	Repeal Disabled Parking Permit Number 44910 at 4524 South Hermitage Avenue; [O2026-0026685]
15	Repeal Disabled Parking Permit Number 49913 at 6022 South Washtenaw Avenue; [O2026-0026686]
15	Repeal Disabled Parking Permit Number 111052 at 6346 South Francisco Avenue; [O2026-0026687]
15	Repeal Disabled Parking Permit Number 115565 at 5642 South Fairfield Avenue; [O2026-0026688]
16	Repeal Disabled Parking Permit Number 115955 at 6428 South Winchester Avenue; [O2026-0026689]
16	Repeal Disabled Parking Permit Number 132390 at 6425 South Winchester Avenue; [O2026-0026691]
17	Repeal Disabled Parking Permit Number 3808 at 8359 South May Street; [O2026-0026692]
17	Repeal Disabled Parking Permit Number 6477 at 8339 South Throop Street; [O2026-0026693]
17	Repeal Disabled Parking Permit Number 19220 at 8550 South Aberdeen Street; [O2026-0026694]
17	Repeal Disabled Parking Permit Number 40073 at 7329 South Green Street; [O2026-0026696]
17	Repeal Disabled Parking Permit Number 93176 at 7942 South Paulina Street; [O2026-0026697]

Ward	Location And Permit Number
17	Repeal Disabled Parking Permit Number 126000 at 8404 South Ada Street; [O2026-0026698]
17	Repeal Disabled Parking Permit Number 130843 at 2117 West 71 st Place; [O2026-0026700]
18	Repeal Disabled Parking Permit Number 12298 at 7651 South Seeley Avenue; [O2026-0026701]
18	Repeal Disabled Parking Permit Number 33526 at 3637 West 81 st Place; [O2026-0026702]
18	Repeal Disabled Parking Permit Number 40627 at 8024 South California Avenue; [O2026-0026704]
18	Repeal Disabled Parking Permit Number 50502 at 8620 South Winchester Avenue; [O2026-0026705]
18	Repeal Disabled Parking Permit Number 121219 at 3821 West 83 rd Street; [O2026-0026706]
18	Repeal Disabled Parking Permit Number 121273 at 2024 West 82 nd Place; [O2026-0026707]
21	Repeal Disabled Parking Permit Number 44236 at 1704 West 91 st Street; [O2026-0026708]
21	Repeal Disabled Parking Permit Number 44984 at 1044 West 103 rd Place; [O2026-0026709]
21	Repeal Disabled Parking Permit Number 45903 at 9136 South Loomis Street; [O2026-0026710]
21	Repeal Disabled Parking Permit Number 45913 at 1650 West 93 rd Street; [O2026-0026711]
21	Repeal Disabled Parking Permit Number 46170 at 11544 South Carpenter Street; [O2026-0026713]
21	Repeal Disabled Parking Permit Number 50153 at 9954 South Peoria Street; [O2026-0026714]

Ward	Location And Permit Number
21	Repeal Disabled Parking Permit Number 96541 at 1054 West 108 th Street; [O2026-0026715]
21	Repeal Disabled Parking Permit Number 104097 at 11341 South Eggleston Avenue; [O2026-0026716]
21	Repeal Disabled Parking Permit Number 106325 at 11234 South Normal Avenue; [O2026-0026717]
21	Repeal Disabled Parking Permit Number 107285 at 11634 South Throop Street; [O2026-0026718]
21	Repeal Disabled Parking Permit Number 128713 at 325 West 103 rd Place; [O2026-0026719]
21	Repeal Disabled Parking Permit Number 128728 at 9721 South Carpenter Street; [O2026-0026720]
21	Repeal Disabled Parking Permit Number 129343 at 10034 South Aberdeen Street; [O2026-0026721]
21	Repeal Disabled Parking Permit Number 130487 at 9432 South Laflin Street; [O2026-0026722]
22	Repeal Disabled Parking Permit Number 18794 at 2348 South Central Park Avenue; [O2026-0026723]
22	Repeal Disabled Parking Permit Number 26282 at 2709 South Avers Avenue; [O2026-0026724]
22	Repeal Disabled Parking Permit Number 46478 at 4842 South Lawler Avenue; [O2026-0026725]
22	Repeal Disabled Parking Permit Number 68480 at 3142 South Kedvale Avenue; [O2026-0026726]

Ward	Location And Permit Number
22	Repeal Disabled Parking Permit Number 71955 at 2528 South Trumbull Avenue; [O2026-0026727]
22	Repeal Disabled Parking Permit Number 95566 at 3000 South Kenneth Avenue; [O2026-0026728]
22	Repeal Disabled Parking Permit Number 96043 at 2237 South Springfield Avenue; [O2026-0026729]
23	Repeal Disabled Parking Permit Number 18434 at 5424 South Normandy Avenue; [O2026-0026227]
23	Repeal Disabled Parking Permit Number 94823 at 5254 South Melvina Avenue; [O2026-0026230]
23	Repeal Disabled Parking Permit Number 116190 at 5112 South Newland Avenue; [O2026-0026231]
25	Repeal Disabled Parking Permit Number 35325 at 2039 West 19 th Street; [O2026-0026730]
25	Repeal Disabled Parking Permit Number 72422 at 1103 West 16 th Street; [O2026-0026731]
25	Repeal Disabled Parking Permit Number 90302 at 1936 South May Street; [O2026-0026732]
25	Repeal Disabled Parking Permit Number 92023 at 2320 South Seeley Avenue; [O2026-0026733]
25	Repeal Disabled Parking Permit Number 97313 at 2700 West 22 nd Place; [O2026-0026734]
25	Repeal Disabled Parking Permit Number 130527 at 2345 West 24 th Street; [O2026-0026735]
25	Repeal Disabled Parking Permit Number 131740 at 1509 South Halsted Street; [O2026-0026736]

Ward	Location And Permit Number
26	Repeal Disabled Parking Permit Number 32652 at 1706 North Francisco Avenue; [O2026-0026737]
26	Repeal Disabled Parking Permit Number 53571 at 1537 North Talman Avenue; [O2026-0026738]
26	Repeal Disabled Parking Permit Number 54430 at 2715 West Evergreen Avenue; [O2026-0026739]
26	Repeal Disabled Parking Permit Number 63386 at 2053 North Laporte Avenue; [O2026-0026740]
26	Repeal Disabled Parking Permit Number 95267 at 1546 North Harding Avenue; [O2026-0026741]
26	Repeal Disabled Parking Permit Number 106827 at 2048 North Lawler Avenue; [O2026-0026742]
26	Repeal Disabled Parking Permit Number 112310 at 1700 North Humboldt Boulevard; [O2026-0026743]
26	Repeal Disabled Parking Permit Number 114050 at 1819 North Lowell Avenue; [O2026-0026744]
26	Repeal Disabled Parking Permit Number 118648 at 1845 North Pulaski Road; [O2026-0026745]
26	Repeal Disabled Parking Permit Number 122081 at 1659 North Francisco Avenue; [O2026-0026746]
27	Repeal Disabled Parking Permit Number 94568 at 2652 West Adams Street; [O2026-0026747]
27	Repeal Disabled Parking Permit Number 119997 at 953 North Avers Avenue; [O2026-0026748]

Ward	Location And Permit Number
27	Repeal Disabled Parking Permit Number 119998 at 1450 North Sedgwick Street; [O2026-0026749]
27	Repeal Disabled Parking Permit Number 122418 at 2120 West Jackson Boulevard; [O2026-0026750]
28	Repeal Disabled Parking Permit Number 82087 at 4724 West Gladys Avenue; [O2026-0026126]
28	Repeal Disabled Parking Permit Number 78988 at 216 North Kildare Avenue; [O2026-0026751]
28	Repeal Disabled Parking Permit Number 82233 at 4515 West Maypole Avenue; [O2026-0026752]
28	Repeal Disabled Parking Permit Number 91596 at 4709 West Monroe Street; [O2026-0026753]
28	Repeal Disabled Parking Permit Number 100794 at 4225 North Maypole Avenue; [O2026-0026754]
28	Repeal Disabled Parking Permit Number 100892 at 2936 West Lexington Street; [O2026-0026755]
28	Repeal Disabled Parking Permit Number 103129 at 338 South Kilbourn Avenue; [O2026-0026756]
29	Repeal Disabled Parking Permit Number 6754 at 1616 North Mayfield Avenue; [O2026-0026757]
29	Repeal Disabled Parking Permit Number 17575 at 612 North Parkside Avenue; [O2026-0026758]
29	Repeal Disabled Parking Permit Number 45053 at 1350 North Waller Avenue; [O2026-0026759]

Ward	Location And Permit Number
29	Repeal Disabled Parking Permit Number 47677 at 5744 West Midway Park; [O2026-0026760]
29	Repeal Disabled Parking Permit Number 49035 at 3227 North Olcott Avenue; [O2026-0026761]
29	Repeal Disabled Parking Permit Number 55316 at 1620 North Parkside Avenue; [O2026-0026762]
29	Repeal Disabled Parking Permit Number 69412 at 2700 North Neva Avenue; [O2026-0026763]
29	Repeal Disabled Parking Permit Number 72571 at 5224 West Polk Street; [O2026-0026764]
29	Repeal Disabled Parking Permit Number 72826 at 720 North Mayfield Avenue; [O2026-0026765]
29	Repeal Disabled Parking Permit Number 84379 at 5025 West Gladys Avenue; [O2026-0026766]
29	Repeal Disabled Parking Permit Number 91700 at 1623 North Mayfield Avenue; [O2026-0026767]
29	Repeal Disabled Parking Permit Number 126866 at 1828 North Mason Avenue; [O2026-0026768]
29	Repeal Disabled Parking Permit Number 126885 at 1734 North Mason Avenue; [O2026-0026769]
31	Repeal Disabled Parking Permit Number 132277 at 2607 North Lavergne Avenue; [O2026-0026185]
31	Repeal Disabled Parking Permit Number 28367 at 5238 West Drummond Place; [O2026-0026190]

Ward	Location And Permit Number
31	Repeal Disabled Parking Permit Number 114587 at 4055 West Wellington Avenue; [O2026-0026232]
31	Repeal Disabled Parking Permit Number 128916 at 2948 North Hamlin Avenue; [O2026-0026233]
35	Repeal Disabled Parking Permit Number 76078 at 2619 North Emmett Street; [O2026-0026770]
35	Repeal Disabled Parking Permit Number 80698 at 3010 West Lyndale Street; [O2026-0026771]
35	Repeal Disabled Parking Permit Number 89847 at 3301 West Palmer Street; [O2026-0026773]
35	Repeal Disabled Parking Permit Number 131557 at 2901 North Dawson Avenue; [O2026-0026774]
35	Repeal Disabled Parking Permit Number 132268 at 2735 North Kimball Avenue; [O2026-0026776]
36	Repeal Disabled Parking Permit Number 52526 at 2242 North Major Avenue; [O2026-0026778]
36	Repeal Disabled Parking Permit Number 97806 at 2304 North Monitor Avenue; [O2026-0026779]
36	Repeal Disabled Parking Permit Number 101859 at 2223 North Parkside Avenue; [O2026-0026781]
36	Repeal Disabled Parking Permit Number 103546 at 6938 West Barry Avenue; [O2026-0026782]
36	Repeal Disabled Parking Permit Number 129957 at 2056 North Lorel Avenue; [O2026-0026783]
37	Repeal Disabled Parking Permit Number 115039 at 5421 West Hirsch Street; [O2026-0026784]

Ward	Location And Permit Number
37	Repeal Disabled Parking Permit Number 117287 at 4226 West Augusta Boulevard; [O2026-0026785]
37	Repeal Disabled Parking Permit Number 119047 at 1638 North Keating Avenue; [O2026-0026786]
37	Repeal Disabled Parking Permit Number 122374 at 905 North Keystone Avenue; [O2026-0026787]
37	Repeal Disabled Parking Permit Number 124807 at 1046 North Kedvale Avenue; [O2026-0026788]
38	Repeal Disabled Parking Permit Number 79399 at 6213 West Cuyler Avenue; [O2026-0026006]
45	Repeal Disabled Parking Permit Number 125873 at 5247 West Agatite Avenue; [O2026-0026789]
45	Repeal Disabled Parking Permit Number 132302 at 5441 North Linder Avenue; [O2026-0026790]
46	Repeal Disabled Parking Permit Number 132884 at 3616 North Pine Grove Avenue; [O2026-0026791]
50	Repeal Disabled Parking Permit Number 52687 at 6534 North Campbell Avenue; [O2026-0026573]
50	Repeal Disabled Parking Permit Number 42302 at 5851 North Virginia Avenue. [O2026-0026574]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF PARKING METERS.

[SO2026-0026841]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, July 15, 2026.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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
35	Remove parking meters from a point 110 feet south of West Diversey Avenue to a point 240 feet south of West Diversey Avenue; [O2026-0026641]
35	Parking meters at West Nelson Street (south side of the street) from North California Avenue to the alley; [O2026-0026643]
40	Remove parking meters at North Lincoln Avenue (east side of the street) from West Ainslie Street to West Winnemac Avenue (4905 -- 5039 North Lincoln Avenue) and from West Carmen Avenue to West Winona Street (5101 -- 5119 North Lincoln Avenue); and North Lincoln Avenue (west side of the street) from West Winnemac Avenue to West Carmen Avenue (5046 -- 5082 North Lincoln Avenue) and from West Winona Street to West Foster Avenue (5140 -- 5158 North Lincoln Avenue); [O2026-0026633]
40	Remove parking meters at West Catalpa Avenue (both sides of the street) from North Clark Street to North Ashland Avenue. [O2026-0026634]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF NO PARKING ZONES.

[SO2026-0026833]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, July 15, 2026.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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
4	South Plymouth Court (west side of the street) from a point 20 feet north of West Roosevelt Road to a point 1,028 feet north thereof -- no parking/tow-away zone -- 9:00 A.M. to 11:00 A.M. -- Monday through Friday (public benefit); [O2026-0026234]
19	West 94 th Street (south side of the street) from a point 65 feet east of South Oakley Avenue to a point 25 feet east thereof -- disabled loading zone -- at all times -- all days (public benefit); [O2025-0019085]

Ward	Location
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- | | |
|----|--|
| 19 | South Wood Street (east side of the street) from a point 45 feet north of West Beverly Glen Parkway to a point 44 feet north thereof -- no parking/loading/standing zone -- 7:00 A.M. to 4:30 P.M. -- Monday through Friday;
[SO2026-0024174] |
| 25 | Repeal ordinance which reads: "South Damen Avenue, from South Blue Island Avenue to West Cermak Road -- rush hour 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;
[O2026-0026639] |
| 29 | 5958 West Lake Street for a distance of 20 feet -- 15 minute standing zone -- no parking/tow-away zone -- except with flashing lights -- 7:00 A.M. to 7:00 P.M. -- Monday through Saturday (public benefit);
[O2025-0021760] |
| 46 | North Malden Street (east side of the street) from a point 46 feet north of West Leland Avenue to a point 20 feet north thereof -- no parking/disabled loading zone -- at all times -- all days (public benefit).
[O2026-0026647] |

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

AMENDMENT OF INDUSTRIAL PERMIT PARKING ZONE 027 ON PORTION OF N. ARTESIAN AVE.

[SO2026-0026853]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which was referred a proposed ordinance to amend an industrial permit parking zone on portion of North Artesian Avenue,

begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 is hereby authorized and directed to amend an industrial permit parking zone at the below listed location:

Ward	Location And Permit Number
50	Amend Industrial Permit Parking Zone 027 to read: "North Artesian Avenue (east side of the street) from West Grand Avenue to West Hubbard Street -- 6:00 A.M. to 5:00 P.M. -- Monday through Friday".

[O2026-0026309]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

ESTABLISHMENT AND AMENDMENT OF RESIDENTIAL PERMIT PARKING ZONES.

[SO2026-0026842]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances to establish and/or amend residential permit parking zones on portions of sundry streets, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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
4	Residential Permit Parking Zone 2510 at 3990 -- 3986 South Ellis Avenue (even side only); 848 -- 860 (even side), 839 -- 845 (odd side), and 834 -- 838 (even side) East 40 th Street; and 3995 -- 4005 South Drexel Boulevard (odd side only) -- 5:00 P.M. to 9:00 A.M. -- all days; [SO2026-0025497]
21	Residential Permit Parking Zone 2507 at 9800 -- 9822 South Lowe Avenue -- at all times -- all days; [O2026-0026314]
21	Residential Permit Parking Zone 1810 at 11027 -- 11033 South Vincennes Avenue (east side of the street) -- at all times -- all days; [O2026-0026337]
25	Residential Permit Parking Zone 2508 at 1923 -- 1927 and 1928 -- 2018 South Desplaines Street -- at all times -- all days; [O2026-0026216]
29	Residential Permit Parking Zone 2509 at 3216 -- 3257 North Oconto Avenue (both sides of the street) -- at all times -- all days; [O2026-0025990]
31	Residential Permit Parking Zone 2506 at 5000 -- 5058 West George Street (both sides of the street) -- at all times -- all days; [O2026-0026027]
45	Amend ordinance which reads: "Residential Permit Parking Zone 156 at 6400 -- 6460 and 6401 -- 6459 North Algonquin Avenue -- 8:00 A.M. to 10:00 A.M. -- Monday through Friday" by striking: "8:00 A.M. to 10:00 A.M. -- Monday through Friday" and inserting: "at all times -- all days" in lieu thereof. [O2026-0026024]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

INSTALLATION AND AMENDMENT OF TRAFFIC WARNING SIGNS.

[SO2026-0026843]

The Committee on Pedestrian and Traffic Safety submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Pedestrian and Traffic Safety, to which were referred proposed ordinances and an order to erect and/or amend traffic warning signs and signals, begs leave to recommend that Your Honorable Body do *Pass* the proposed substitute ordinance submitted herewith.

This recommendation was concurred in by all members of the committee present, with no dissenting votes.

Respectfully submitted,

(Signed) DANIEL LA SPATA,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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
6	Amend single direction at West Normal Parkway, from South Normal Avenue to South Stewart Avenue -- two-way traffic; [O2026-0026628]
6	South Harvard Avenue, from West 70 th Street to West 69 th Street; South Stewart Avenue, from West 70 th Street to West 69 th Street; South Eggleston Avenue, from West 70 th Street to West 69 th Street; South Normal Avenue, from West 70 th Street to West Marquette Road; South Parnell Avenue, from West Marquette Road to West 64 th Street; South Normal Boulevard, from West Marquette Road to West 64 th Street; South Stewart Avenue, from West Normal Parkway to West 64 th Street; South Harvard Avenue, from West Marquette Road to West 64 th Street; West Normal Parkway, from South Normal Avenue to 316 West Normal Parkway; West 66 th Place, from South Parnell Avenue to South Stewart Avenue; West 66 th Street, from South Parnell Avenue to South Stewart Avenue; West 65 th Place, from South Parnell Avenue to South Harvard Avenue; and West 65 th Street from South Parnell Avenue to South Stewart Avenue -- speed limitation -- 20 miles per hour; [O2026-0026630]
6	South Stewart Avenue and West 66 th Place -- "One-Way Stop", stopping eastbound approaches; [O2026-0026637]
11	West 35 th Place and South Sangamon Street -- "All-Way Stop", stopping all approaches; [Or2026-0024963]

Ward	Location And Type Of Sign
14	South St. Louis Avenue and West 53 rd Place -- "All-Way Stop", stopping all approaches; [O2026-0025589]
21	South Glenroy Avenue (north leg) and West 107 th Street -- "Two-Way Stop", stopping South Glenroy Avenue for West 107 th Street; [SO2026-0024074]
27	West Lake Street and North Elizabeth Street -- "All-Way Stop", stopping all approaches; [O2026-0025523]
35	North Sacramento Avenue and West George Street -- "All-Way Stop", stopping all approaches; [O2026-0025600]
35	North California Avenue, from West Roscoe Street to West Addison Street -- speed limitation -- 20 miles per hour; [O2026-0026640]
35	North Kedzie Avenue, from West Schubert Avenue to West Diversey Avenue -- speed limitation -- 20 miles per hour; [O2026-0026642]
45	West Ardmore Avenue and North Mobile Avenue -- "All-Way Stop", stopping all approaches. [O2026-0025004]

SECTION 2. This ordinance shall take effect and be in force hereinafter its passage and publication.

COMMITTEE ON POLICE AND FIRE.

**REAPPOINTMENT OF WALTER SCHROEDER AS MEMBER OF CHICAGO
EMERGENCY TELEPHONE SYSTEM BOARD.**

[A2026-0025555]

The Committee on Police and Fire submitted the following report:

CHICAGO, June 30, 2026.

To the President and Members of the City Council:

Your Committee on Police and Fire held a meeting on Tuesday, June 30, 2026, in person to consider the following proposed reappointment of Walter Schroeder as a member of the Chicago Emergency Telephone System Board (A2026-0025555), having the same under advisement, begs leave to report and recommend that Your Honorable Body *Approve* the proposed reappointment transmitted herewith.

This recommendation was concurred in by the affirmative vote of all the committee members present for roll call to determine quorum.

Sincerely,

(Signed) CHRIS TALIAFERRO,
Chair.

On motion of Alderperson Taliaferro, the committee's recommendation was *Concurred In* and the said proposed reappointment of Walter Schroeder as a member of the Chicago Emergency Telephone System Board was *Approved* by yeas and nays as follows:

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

Nays -- None.

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

**COMMITTEE ON SPECIAL EVENTS, CULTURAL AFFAIRS
AND RECREATION.**

**AMENDMENT OF SECTION 7-38-117 OF MUNICIPAL CODE BY ESTABLISHING
MOBILE FOOD VEHICLE STAND ON 2400 W. GUNNISON ST.**

[SO2026-0026272]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, July 7, 2026.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred a substitute ordinance (SO2026-0026272) for amendment of Municipal Code Section 7-38-117 establishing mobile food vehicle stand on 2400 West Gunnison Street, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on July 7, 2026.

(Signed) NICHOLAS SPOSATO,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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, Pursuant to Section 2-102-030(v) of the Municipal Code of Chicago, the Commissioner of Transportation (the "Commissioner") is authorized to administer "programs to develop outdoor public enjoyment areas", which may include "outdoor special events"; and

WHEREAS, The City of Chicago seeks to activate Ainslie Arts Plaza, located at 4836 North Lincoln Avenue, allowing for increased outdoor public enjoyment through allowing food truck parking and other methods of encouraging events and placemaking, such as the Make Way for People program; now, therefore,

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

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

SECTION 2. Section 7-38-117 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, and inserting the language underscored, as follows:

7-38-117 Mobile food vehicle stands program.

(Omitted text is unaffected by this ordinance.)

(i) The Commissioner of Transportation is authorized to establish a mobile food vehicle stand within the side of the block where each of the following addresses is located:

(Omitted text is unaffected by this ordinance.)

(4) ~~{Reserved.}~~ 2400 West Gunnison Street;

(Omitted text is unaffected by this ordinance.)

SECTION 3. This ordinance shall take effect upon passage and publication.

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR DEVELOPMENT OF
CHICAGO FARMWORKS AT 409 N. ALBANY AVE. AND 411 -- 419 N. KEDZIE AVE.
[O2026-0026340]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, July 7, 2026.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an ordinance (O2026-0026340) for expenditure of Open Space Impact Fee funds for development of Chicago Farmworks at 409 North Albany Avenue and 411 -- 419 North Kedzie Avenue, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on July 7, 2026.

(Signed) NICHOLAS SPOSATO,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the City's Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance) in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The City's Department of Planning and Development ("DPD") has determined that the Fee-Paying Developments built in the Humboldt Park Community Area have deepened the already significant deficit of open space in the Humboldt Park Community Area, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 and appearing on pages 69309 -- 69311 of the *Journal of the Proceedings of the City Council* of the same date; and

WHEREAS, NeighborSpace, an Illinois not-for-profit corporation (the "Grantee"), is dedicated to preserving and developing open space; and

WHEREAS, The City desires to grant to the Grantee certain Open Space Fee proceeds to pay or reimburse the Grantee for certain improvements to Chicago Farmworks, which is generally located at 409 North Albany Avenue and 411 -- 419 North Kedzie Avenue, Chicago, Illinois in the Humboldt Park Community Area (the "Project"); and

WHEREAS, DPD desires to provide to the Grantee Open Space Fee proceeds in the amount of \$216,000 from the Humboldt Park Community Area for the Project; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be used for open space acquisition or capital improvements, or both, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous community area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has agreed to use Open Space Fee proceeds to pay for site preparation costs relating to the Project; and

WHEREAS, DPD has determined that the use of the Open Space Fee proceeds to assist the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected in that the Open Space Fee proceeds used for the Project will come from the specific funds set up by DOF for the corresponding Community Areas in which a Fee-Paying Development is located and from which the Open Space Fees were collected; and

WHEREAS, DPD has recommended that the City Council make a finding that the expenditure of the Open Space Fee proceeds as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

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

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

SECTION 2. The City Council hereby finds that the expenditure of Open Space Fee proceeds will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fee proceeds.

SECTION 3. The Commissioner of Planning and Development (the "Commissioner") and a designee of the Commissioner are each hereby authorized, subject to the approval of the Corporation Counsel, to enter into an agreement with the Grantee in connection herewith, in substantially the form attached hereto as Exhibit A and made a part hereof, with such changes, deletions and insertions as shall be approved by the persons executing the agreement, and to provide Open Space Fee proceeds to the Grantee in an amount not to exceed \$216,000, from the corresponding fund to pay for expenses permitted under the Open Space Ordinance.

SECTION 4. Open Space Fee proceeds in the amount of \$216,000 from the Humboldt Park Community Area are hereby appropriated for the purposes described herein.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 6. This ordinance shall 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".

Grant Agreement With NeighborSpace.

Chicago Farmworks 2026

This grant agreement (this "Agreement") is entered into this _____ day of _____, 2026, between the City of Chicago (the "City"), an Illinois municipal corporation, acting through its Department of Planning and Development ("DPD"), and NeighborSpace, an Illinois not-for-profit corporation ("Grantee"). Grantee and the City are sometimes referred to herein as the "Parties."

RECITALS

WHEREAS, Grantee is a local community group that is dedicated to preserving and developing open space; and

WHEREAS, the City is a municipal corporation and home rule unit of local government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, it is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, on April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago, as amended (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, the Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, pursuant to the Open Space Ordinance, the Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance), in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the Fee-Paying Developments built in the Humboldt

Park Community Area have deepened the already significant deficits of open space in the Humboldt Park Community Area, which deficits were documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 pursuant to an ordinance published at pages 69309-69311 of the Journal of the Proceedings of the City Council (the "Journal") of the same date; and

WHEREAS, the City desires to grant to the Grantee certain Open Space Fee proceeds to pay or reimburse the Grantee for certain improvements to Chicago Farmworks, which is generally located at 409 North Albany Avenue and 411-19 North Kedzie Avenue, Chicago, Illinois in the Humboldt Park Community Area (the "Project"); and

WHEREAS, DPD desires to provide to the Grantee Open Space Fee proceeds in the amount of \$216,000 from the Humboldt Park Community Area for the Project (the "Grant"); and

WHEREAS, the Open Space Ordinance requires that Open Space Fee proceeds be used for open space acquisition and capital improvements, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, the Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous Community Area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the use of Open Space Fee proceeds to fund the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that Open Space Fee proceeds to be used for the purposes set forth herein have come from the specific funds set up by DOF for the Humboldt Park Community Area, in which the Fee-Paying Developments are located and from which the Open Space Fees were collected; and

WHEREAS, on _____, 2026, the City Council of the City adopted an ordinance published in the Journal for said date commencing on page _____ thereof, among other things, finding that the Project would provide a direct and material benefit to the residents of the new developments originating the Open Space Fees and authorizing the Grant subject to certain terms and conditions; and

WHEREAS, under the terms and conditions hereof, the City agrees to make the Grant available to the Grantee; and

WHEREAS, the City and the Grantee have among their powers and authority the ability to contract with each other to perform the undertakings described herein;

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:

TERMS AND CONDITIONS

SECTION 1. INCORPORATION OF RECITALS

The recitals set forth above are incorporated into this Agreement and made a part hereof.

SECTION 2. THE GRANT

A. Subject to the provisions set forth in this Agreement, the City will disburse the Grant to pay or reimburse Grantee for all or part of the cost of completing the Project. The Grant must be used exclusively towards completion of the Project. If the Grant should exceed the cost of completing the Project, Grantee must repay any such excess Grant funds to the City.

B. Grantee hereby acknowledges and agrees that the Grant may be used only to pay capital improvement costs as described in Exhibit 1, ("Eligible Costs").

C. Grantee is solely responsible for any fees, costs and expenses in excess of the amount of the Grant and will hold the City harmless from all such excess fees, costs and expenses.

D. The source and amount of funds for disbursements under this Agreement are from Fund Number PS23 131 54 5023 2604 in an amount not to exceed \$216,000 from the Humboldt Park Community Area.

E. Grantee hereby acknowledges and agrees that the City's obligations hereunder are subject in every respect to the availability of the Open Space Fee proceeds. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for disbursements of Grant funds, then the City will notify Grantee in writing of that occurrence, and this Agreement will terminate on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for disbursement under this Agreement are exhausted.

SECTION 3. COVENANTS AND REPRESENTATIONS

Grantee hereby warrants, represents and/or covenants to the City that:

A. Grantee will use the Grant Funds solely for the Project and to pay only for Eligible Costs.

B. Grantee will comply with all applicable federal, state, and local statutes, laws, ordinances, rules, regulations and executive orders that are in effect from time to time that pertain to or affect the Project, Grantee, or the Grant. Upon the City's request, Grantee will provide evidence of such compliance satisfactory to the City.

C. Grantee agrees that provisions required to be inserted in this Agreement by laws, ordinances, rules, regulations or executive orders are deemed inserted whether or not they appear in this Agreement and that in no event will the failure to insert such provisions prevent the enforcement of this Agreement.

D. Grantee has full power and authority to enter into and perform its obligations under

this Agreement, and the signing and delivery of this Agreement and the performance of its obligations under this Agreement have been duly authorized by all requisite corporate action.

E. Signing, delivery and performance by Grantee of this Agreement does not violate its bylaws, articles of incorporation, resolutions or any applicable provision of law, or constitute a material breach of, default under or require any consent under, any agreement, instrument or document, including any related to borrowing monies, to which Grantee is party or by which it is bound.

F. There are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened or affecting Grantee that would materially impair its ability to perform under this Agreement.

G. Grantee is not in default on any loan or borrowing that may materially affect its ability to perform under this Agreement.

H. Grantee and all its contractors and subcontractors shall meet labor standards and prevailing wage standards required by federal, state and City laws, regulations and ordinances.

I. Grantee shall maintain and keep in force, at its sole cost and expense, at all times during its existence, insurance in such amounts and of such type as set forth in Section 7 hereof.

J. Grantee shall at all times perform its work in fulfilling Grantee's corporate mission with the utmost care, skill and diligence in accordance with the applicable standards currently recognized in the community.

K. Grantee shall comply with all policies issued by the City relating to Illinois not-for-profit corporations and federal tax-exempt entities, as such policies may be modified, amended or supplemented from time to time.

L. Grantee shall maintain title to the Property in perpetuity and shall operate it, or cause it to be operated, as an open public space for such term.

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

SECTION 4. TERM

The term of this Agreement shall commence on the date hereof and shall expire upon completion of the Parties' compliance with their respective obligations hereunder or termination of this Agreement according to its terms, whichever occurs first.

SECTION 5. [intentionally omitted]

SECTION 6. DISBURSEMENTS

The City will disburse the Grant funds to Grantee after the City has reviewed and approved a listing of Eligible Costs, in such detail and with such supporting documentation as the City may require.

SECTION 7. INSURANCE

Grantee shall provide and maintain at Grantee's own expense, or cause to be provided during the term of the Agreement, the insurance coverages and requirements specified below, insuring all operations related to the Agreement

A. INSURANCE TO BE PROVIDED

1) Workers Compensation and Employers Liability

Workers Compensation as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employers Liability coverage with limits of not less than \$100,000 each accident or illness

2) Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages shall include the following. All premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

3) Automobile Liability (Primary and Umbrella)

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, Grantee shall provide or cause to be provided, Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage

4) Professional Liability

When any architects, engineers or professional consultants perform work in connection with this Agreement, Grantee shall cause to be provided, Professional Liability Insurance covering acts, errors, or omissions shall be maintained with limits of not less than \$1,000,000.

B. OTHER REQUIREMENTS

Grantee will furnish the City of Chicago, Department of Planning and Development, City Hall, Room 1000, 121 North LaSalle Street 60602, original Certificates of Insurance evidencing the required coverage to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. Grantee shall submit evidence of insurance on the City of Chicago Insurance Certificate Form or equivalent prior to Agreement award. The receipt of any

certificate does not constitute agreement by the City that the insurance requirements in the Agreements have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of the City to obtain certificates or other insurance evidence required under this Agreement shall not be deemed to be a waiver by the City of any requirements for Grantee to obtain and maintain the specified coverages.

Grantee shall advise all insurers of the Agreement provisions regarding insurance. Non-conforming insurance shall not relieve Grantee of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to stop work until proper evidence of insurance is provided, or the Agreement may be terminated.

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

Any and all deductibles or self-insured retentions on referenced insurance coverages shall be borne by Grantee and contractors.

Grantee agrees that insurers shall waive their rights of subrogation against the City of Chicago, its employees, elected officials, agents, or representatives

Grantee expressly understands and agrees that any coverage and limits furnished by Grantee shall in no way limit Grantee's liabilities and responsibilities specified within the Agreement documents or by law.

Grantee expressly understands and agrees that any insurance or self-insurance programs maintained by the City of Chicago shall not contribute with insurance provided by Grantee under the Agreement.

The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity in this Agreement given as a matter of law.

Grantee shall require all subcontractors to provide the insurance required herein or Grantee may provide the coverages for subcontractors. All subcontractors shall be subject to the same insurance requirements as Grantee is subject to under this Agreement, unless otherwise specified herein.

The City of Chicago Risk Management Department maintains the right to modify, delete, alter or change these requirements.

SECTION 8. INDEMNIFICATION

Grantee agrees to indemnify and hold the City, its officials, agents and employees harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses, including, without limitation, attorney's fees and court costs suffered or incurred by the City arising from or in connection with this Agreement. This indemnification shall survive the termination or expiration of this Agreement.

SECTION 9. DEFAULT, REMEDIES AND TERMINATION

A. [intentionally omitted]

B. If Grantee, without the City's written consent, fails to complete the Project within 365 days after the date hereof or transfers title to the Project property to a third party after the date hereof, then the City may terminate this Agreement by providing written notice to Grantee. If the City so terminates this Agreement, Grantee shall reimburse the City promptly any amounts received pursuant to this Agreement.

C. If Grantee defaults by failing to perform any of its obligations under this Agreement not described in paragraphs A or B of this Section 9, and does not cure its default as provided in paragraph D of this Section 9, the City may terminate this Agreement and Grantee will repay the City promptly any amounts received pursuant to this Agreement.

D. If Grantee's default is not described in paragraphs A or B of this Section 9, the City will give Grantee 30 days advance written notice of the City's intent to terminate stating the nature of the default. If Grantee does not cure the default within the 30-day notice period, the termination will become effective at the end of the period. With respect to those defaults that are not capable of being cured within the 30-day period, Grantee will not be deemed to be in default if it has begun to cure the default within the 30-day period and thereafter diligently and continuously pursues the cure of the default until cured.

E. The City may, in any court of competent jurisdiction, by any proceeding at law or in equity, seek the specific performance of the agreements contained in this Agreement, or damages for failure of performance, or both.

F. Failure by Grantee or any controlling person (as defined in Section 1-23-010 of the Code) thereof to maintain eligibility to do business with the City as required by Section 1-23-030 of the Code shall be grounds for termination of this Agreement and the transactions contemplated hereby.

SECTION 10. NO LIABILITY OF OFFICIALS

No elected or appointed official or member or employee or agent of the City shall be charged personally by Grantee or by an assignee or subcontractor, with any liability or expenses of defense or be held personally liable under any term or provision of this Agreement because of their execution or attempted execution or because of any breach hereof.

SECTION 11. NO BUSINESS RELATIONSHIPS WITH ELECTED OFFICIALS

Under Section 2-156-030(b) of the Code, 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 official has a business relationship that creates a financial interest, 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. **Violation of Section 2-156-030(b) by any elected official with respect to this Agreement is grounds for termination of this Agreement.** The term financial interest is defined as set forth in Section 2-156-010 of the Code.

Section 2-156-010 defines a “**financial interest**” as an interest held by an official or employee that is valued or capable of valuation in monetary terms with a current value of more than \$1,000.00, provided that such interest shall not include (1) the authorized compensation paid to an official or employee for any office or employment; (2) a time or demand deposit in a financial institution; or (3) an endowment or insurance policy or annuity contract purchased from an insurance company; or (4) any ownership through purchase at fair market value or inheritance of the shares of a mutual fund corporation, regardless of the value of or dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended; or (5) any ownership through purchase at fair market value or inheritance of not more than \$15,000.00 worth of the shares of a corporation, or any corporate subsidiary, parent or affiliate thereof, regardless of the dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended. Such interest also shall not include any ownership by a current official or employee through purchase at fair market value or inheritance of less than one percent of the shares of a corporation, or any corporate subsidiary, parent or affiliate thereof, regardless of the value or dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended, and if such ownership existed before November 1, 2012.

SECTION 12. GENERAL CONDITIONS

A. Assignment. This Agreement, or any portion thereof, shall not be assigned by either party without the express prior written consent of the other.

B. Construction of Words. As used in this Agreement, the singular of any word shall include the plural, and vice versa. Masculine, feminine and neuter pronouns shall be fully interchangeable, where the context so requires.

C. Counterparts. This Agreement may be executed in counterparts and by different parties in separate counterparts, with the same effect as if all parties had signed the same document. All such counterparts shall be deemed an original, shall be construed together and shall constitute one and the same instrument.

D. Entire Agreement. This Agreement contains the entire agreement between the City and Grantee and supersedes all prior agreements, negotiation and discussion between them with respect to the Project.

E. Exhibits. Any exhibits to this Agreement will be construed to be an integral part of this Agreement to the same extent as if the same has been set forth verbatim herein.

F. Governing Law. This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof.

G. Inspection and Records. Grantee shall provide the City with reasonable access to

its books and records relating to the Project as shall be required by the City and necessary to reflect and disclose fully the amount and disposition of the Grant. Any duly authorized representative of the City shall, at all reasonable times, have access to all portions of the Property where the Project is located. The rights of access and inspection provided in this paragraph shall continue for five years from the later of the expiration or the termination of this agreement

H. Modification. This Agreement may not be modified or amended except by an agreement in writing signed by the parties.

I. Notice. Any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the address set forth below by any of the following means: (a) personal service; (b) electronic communication, whether by telex, telegram, or fax; (c) overnight courier; or (d) registered or certified first class mail postage prepaid, return receipt requested.

To the City: City of Chicago
 Department Planning and Development
 Attention: Commissioner
 City Hall, Room 1000
 121 N. LaSalle Street
 Chicago, Illinois 60602
 (312) 744-4190
 (312) 744-2271 (Fax)

With copies to: Department of Law
 City of Chicago
 Attention: Finance and Economic Development Division
 City Hall, Room 600
 121 N. LaSalle Street
 Chicago, Illinois 60602
 (312) 744-0200
 (312) 744-8538 (Fax)

To Grantee: NeighborSpace
 445 N. Sacramento Blvd.
 Chicago, Illinois 60612
 Attention: Ben Helphand, Executive Director

Any notice, demand or communication given pursuant to either clause (a) or (b) hereof

shall be deemed received upon such personal service or upon dispatch by electronic means, respectively. Any notice, demand or communication given pursuant to clause (c) hereof shall be deemed received on the day immediately following deposit with the overnight courier. Any notice, demand or communication given pursuant to clause (d) hereof shall be deemed received three 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.

J. Parties' Interest / No Third Party Beneficiaries. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of, and be enforceable by, the respective successors and permitted assigns of the parties hereto. This Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a party to this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor any act of the City or Grantee shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City or Grantee.

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

L. Titles and Headings. Titles and headings in this Agreement are inserted for convenience and are not intended to be part of or affect the meaning or interpretation of this Agreement.

M. Venue and Consent to Jurisdiction. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

N. Waiver. Waiver by the City with respect to the breach of this Agreement shall not be considered or treated as a waiver of the rights of the City with respect to any other default or with respect to any particular default except to the extent specifically waived by the City in writing. Any waiver by the City must be in writing. Failure of the City, for any period of time or on more than one occasion, to exercise any remedy available to the City under this Agreement or otherwise shall not constitute a waiver of the right to exercise the same at any time thereafter or in the event of any subsequent event of default. No act of omission or commission of the City, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same; any such waiver or release is to be effected only through a written document executed by the City and then only to the extent specifically recited therein.

O. Executive Order 2011-4. Grantee agrees that Grantee, any person or entity who

directly or indirectly has an ownership or beneficial interest in Grantee of more than 7.5 percent ("Owners"), spouses and domestic partners of such Owners, Grantee's Subcontractors, any person or entity who directly or indirectly has an ownership or beneficial interest in any Subcontractors of more than 7.5 percent ("Sub-owners") and spouses and domestic partners of such Sub-owners (Grantee 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 (the "Mayor") or to his political fundraising committee (i) after execution of this bid, proposal or Agreement by Grantee, while this Agreement or any Other Contract is executory, (ii) during the term of this Agreement or any Other Contract between Grantee and the City, and/or (iii) during any period while an extension of this Agreement or any Other Contract is being sought or negotiated.

Grantee represents and warrants that since the date of public advertisement of the specification, request for qualifications, request for proposals or request for information (or any combination of those requests) or, if not competitively procured, from the date the City approached Grantee or the date Grantee 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.

Grantee agrees that Grantee shall not: (a) coerce, compel or intimidate Grantee's employees to make a contribution of any amount to the Mayor or to the Mayor's political fundraising committee; (b) reimburse Grantee's 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.

Grantee agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order No. 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order No. 2011-4.

Grantee agrees that a violation of, non-compliance with, misrepresentation with respect to, or breach of any covenant or warranty under this provision 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. Such breach and default entitles the City to all remedies (including without limitation termination for default) under this Agreement, under any Other Contract, at law and in equity. This provision amends any Other Contract and supersedes any inconsistent provision contained therein.

If Grantee violates this provision or Mayoral Executive Order No. 2011-4 prior to award of the Agreement resulting from this specification, the Commissioner may reject Grantee's bid.

For purposes of this provision:

"Other Contract" means any other agreement with the City to which Grantee are a party that is (i) formed under the authority of chapter 2-92 of the 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.

"Contribution" means a "political contribution" as defined in Chapter 2-156 of the Code.

"Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Code.

For purposes of this Section 12(O) only, individuals are "Domestic Partners" if they satisfy the following criteria: (a) they are each other's sole domestic partner, responsible for each other's common welfare; and (b) neither party is married, as marriage is defined under Illinois law; and (c) the partners are not related by blood closer than would bar marriage in the State of Illinois; and (d) 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 (e) two of the following four conditions exist for the partners: (i) the partners have been residing together for at least 12 months, (ii) the partners have common or joint ownership of a residence, (iii) the partners have at least two of the following arrangements: (A) joint ownership of a motor vehicle; (B) a joint credit account; (C) a joint checking account; and (D) a lease for a residence identifying both domestic partners as tenants, and (iv) each partner identifies the other partner as a primary beneficiary in a will.

"Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Code.

P. FOIA and Local Records Act Compliance.

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

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

3) Local Records Act. Grantee acknowledges that the City is subject to the Local Records Act, 50 ILCS 205/1 *et. seq.*, as amended (the "Local Records Act"). The Local Records Act provides that public records may only be disposed of as provided in the Local Records Act. If requested by the City, Grantee covenants to use its best efforts consistently applied to assist the City in its compliance with the Local Records Act concerning records arising under or in connection with this Agreement and the transactions contemplated in the Agreement.

[The remainder of this page is intentionally blank.

Signatures appear on the following page.]

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, an Illinois municipal corporation

By: _____
Ciere Boatright
Commissioner of Planning and Development

NEIGHBORSPLACE, an Illinois not-for-profit corporation

By: _____
Ben Helphand
Executive Director

(Sub)Exhibit 1 referred to in this Grant Agreement With NeighborSpace reads as follows:

(Sub)Exhibit 1.
(To Grant Agreement With NeighborSpace)

Eligible Costs.

Item	Cost
Garden and farm infrastructure	\$ 37,500.00
Water system + irrigation	23,000.00
Bed, compost, soil	22,000.00
Shade structure	8,000.00
Earthworks, prep, gravel, paving	12,000.00
Construction/Growing Direct Subtotal (non-land)	102,500.00
Project management + admin/indirect (20% of non-land direct)	20,500.00
Land purchase	93,000.00
Total:	\$318,500.00*

* Notwithstanding this amount, in no event shall the grant of OSIF funds contemplated in this Agreement exceed \$216,000.

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR DEVELOPMENT OF
GOOSE ISLAND OVERLOOK AT 1111 N. ELSTON AVE.

[O2026-0026343]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, July 7, 2026.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an ordinance (O2026-0026343) for expenditure of Open Space Impact Fee funds for development of Goose Island Overlook at 1111 North Elston Avenue, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on July 7, 2026.

(Signed) NICHOLAS SPOSATO,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the City's Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance) in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The City's Department of Planning and Development ("DPD") has determined that the Fee-Paying Developments built in the West Town Community Area have deepened the already significant deficit of open space in the West Town Park Community Area, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 and appearing on pages 69309 -- 69311 of the *Journal of the Proceedings of the City Council* of the same date; and

WHEREAS, DPD has proposed to develop Goose Island Overlook on vacant City owned land at 1111 North Elston Avenue, Chicago, Illinois (the "Property") in the West Town Community Area (the "Project"); and

WHEREAS, The Property was acquired from The Peoples Gas Light and Coke Company, an Illinois corporation (the "PGL"), in 2003 with the assistance of a grant from the Illinois Department of Natural Resources; and

WHEREAS, In 2003 the City and PGL entered into a settlement agreement ("2003 Settlement Agreement") which provided the City with \$1,000,000 to facilitate environmental remediation of the Property by the City; and

WHEREAS, The City used approximately \$400,000 of funds from the 2003 Settlement Agreement to cap the site and create Goose Island Overlook Garden, which has left approximately \$600,000 of the funds provided by PGL to the City remaining unspent; and

WHEREAS, The City did not perform the environmental remediation of the Property and desires to return to PGL the \$1,000,000 that PGL provided to the City pursuant to the 2003 Settlement Agreement as set forth in an amended settlement agreement, as attached hereto as Exhibit A (the "Amended Settlement Agreement"), pursuant to which the City will be relieved of its obligation to remediate the Property and PGL will assume responsibility for performing any environmental remediation of the Property, including improvements to the failing dock wall; and

WHEREAS, In order to return the entire \$1,000,000 amount to PGL pursuant to the Amended Settlement Agreement, an additional approximately \$400,000 is required to be combined with the unspent \$600,000 still held by the City; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be used for open space acquisition or capital improvements, or both, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous community area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has agreed to use the Open Space Fee proceeds to pay for site preparation costs relating to the Project; and

WHEREAS, DPD has determined that the use of the Open Space Fee proceeds to assist the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected in that the Open Space Fee proceeds used for the Project will come from the specific funds set up by DOF for the corresponding Community Areas in which a Fee-Paying Development is located and from which the Open Space Fees were collected; and

WHEREAS, DPD has recommended that the City Council approve the use of the Open Space Fee proceeds for the purposes set forth in this ordinance and authorize the Amended Settlement Agreement; and

WHEREAS, DPD has recommended that the City Council make a finding that the expenditure of the Open Space Fee proceeds as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

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

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

SECTION 2. The City Council hereby finds that the expenditure of the Open Space Fee proceeds will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fee proceeds.

SECTION 3. Open Space Fee proceeds in an amount not to exceed \$800,000 from the West Town Community Area are hereby appropriated to DPD for the Project, including an amount not to exceed \$400,000 for DPD to perform further site preparation and an amount not to exceed \$400,000 to be granted to PGL in accordance with the terms of the Amended Settlement Agreement.

SECTION 4. The Commissioner of Planning and Development and the Chief Sustainability Officer are authorized to enter into the Amended Settlement Agreement with PGL in substantially the form as attached as Exhibit A hereto and return funds in an amount not to exceed \$600,000 to PGL for environmental remediation of the Property, which when combined with the \$400,000 in funds authorized under Section 3 of this ordinance will constitute the entire \$1,000,000 amount to be returned and granted to PGL pursuant to the Amended Settlement Agreement.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 6. This ordinance shall 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".

Amended And Restated Settlement Agreement (AAA Boatyard Site).

This AMENDED AND RESTATED SETTLEMENT AGREEMENT ("2026 Settlement Agreement") that amends and restates the Settlement Agreement that the Parties entered on September 30, 2003 ("2003 Settlement Agreement"), attached as Schedule A, is made and entered into this ____ day of _____, 2026 ("Effective Date"), by and between the CITY OF CHICAGO, an Illinois municipal corporation and home rule unit of government ("City"), and THE PEOPLES GAS LIGHT AND COKE COMPANY, an Illinois corporation ("Peoples"). The City and Peoples are sometimes referred to herein collectively as the "Parties" and each individually as a "Party."

RECITALS

Note that the Recitals A-I are included in the 2003 Settlement Agreement and are further addressed below in Section I.

J. The Property, also known as the "AAA Boatyard Site" or "Boatyard Parcel" at 1111 N. Elston Avenue, Chicago, Illinois was purchased by the City on July 31, 2003, and is part of a Manufactured Gas Plant ("MGP Property").

K. Under the 2003 Settlement Agreement, the City was to remediate the Property under the Illinois Environmental Protection Agency ("IEPA") Site Remediation Program ("SRP") and obtain a No Further Remediation ("NFR") letter.

L. In 2007, Peoples voluntarily enrolled 11 former MGP sites along the Chicago River, including the MGP Property, in the United States Environmental Protection Agency's ("USEPA") Superfund Alternative Approach Program, and intends to remediate the Property under that USEPA program.

M. Peoples and the City are entering a Right of Entry and Remediation Agreement ("Right of Entry and Remediation Agreement") on even date herewith, allowing Peoples to enter the Property and perform the remediation as detailed in the Right of Entry and Remediation Agreement.

N. As part of the consideration for this 2026 Settlement Agreement, whereby the City no longer has a remediation duty under the SRP concerning the Property, and Peoples will perform the remediation of the Property under the USEPA program subject to the Right of Entry and Remediation Agreement, the City will return the Contribution that Peoples made under the 2003 Settlement Agreement.

NOW, THEREFORE, in consideration of the mutual covenants in this Amended Agreement, the Parties agree as follows.

1 **Recitals.**

(a) Recitals C and D in the 2003 Settlement Agreement are deleted from the recitals in this 2026 Settlement Agreement

(b) Recital E, G and H from the 2003 Settlement Agreement are deleted in their entirety and replaced with the following

E. Peoples denies liability for any and all contamination which may exist on the Property.

G. The Parties' 2003 Settlement Agreement induced Peoples to contribute the sum of \$1,000,000 (one million dollars) ("Contribution") to the City to facilitate the Property being owned by the City or its successors in interest to this Agreement, their respective successors, grantees and assigns (collectively, "its Successors") for the City to use in a manner consistent with the standard of remediation that was to be achieved on the Property under the 2003 Settlement Agreement.

H This 2026 Settlement Agreement will enable Peoples, the City and its Successors to enjoy the protection of USEPA's issuance of a certificate of completion, ready for re-use determination, concurrence letter or their equivalents that will follow completion of the Remedial Action at the Boatyard Parcel ("Site Closure"), which shall be binding upon the City and its Successors and preserve the integrity of any institutional controls or engineered barriers required by the USEPA closure.

(c) The foregoing Recitals J through N, Recitals A, B, F and I from the 2003 Settlement Agreement and Recitals E, G and H as amended in subsection 1(b) above, constitute an integral part of this 2026 Settlement Agreement and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the Parties.

2. **Amendments.** Peoples and the City agree to amend the 2003 Settlement Agreement as follows to memorialize the terms of this 2026 Settlement Agreement:

(a) Paragraph 1 is deleted in its entirety and replaced with the following:

1. The City agrees to return to Peoples the \$1,000,000 (one million dollars) Contribution paid to the City pursuant to the 2003 Settlement Agreement within ninety (90) days of the Effective Date of this 2026 Settlement Agreement pursuant to authorization by the City Council of Chicago. The City's return of the Contribution is a condition precedent to Peoples' performance under the Right of Entry and Remediation Agreement.

(b) Paragraph 2 is deleted in its entirety and replaced with the following:

2 The City, Peoples and the former owner entered into and recorded a mutually acceptable release agreement in which all the parties released liability of the others from potential first party claims pertaining to the Property ("Three Party Release Agreement") attached hereto as **Exhibit B**:

(c) Paragraph 3 is deleted in its entirety and replaced with the following:

3. Peoples will perform the remediation work as detailed in the Right of Entry and Remediation Agreement.

(d) Paragraph 4 is deleted in its entirety.

(e) Paragraph 5 is deleted in its entirety and replaced with the following:

5. If the USEPA requires that any engineered barriers or institutional controls be maintained at the Property as a condition of closure, the City or its Successors shall bear sole responsibility for the maintenance of such engineered barriers or institutional controls and to retain the benefit of the USEPA closure obtained through Peoples' remediation work, and Peoples shall not bear any responsibility, financial or otherwise, in connection therewith.

(f) Paragraph 8 is deleted in its entirety and replaced with the following:

8. Indemnities and Releases.

A. City Indemnity and Release. In addition to the releases and waivers of liability under the Three Party Release Agreement:

- i. Upon the USEPA's determination of Site Closure, the City shall be deemed to have released Peoples, its predecessor and successor companies, and their parent and affiliate companies, shareholders, officers, directors, employees, contractors, subcontractors, consultants and agents (collectively, "Peoples Released Parties") from any and all Claims that the City Indemnified Parties now have or hereafter may have against the Peoples Released Parties based upon, arising out of, or related to: (i) the violation or alleged violation of any Environmental Laws relating to the Boatyard Parcel; (ii) any discharge, disposal or other Release of any Hazardous Materials on the Boatyard Parcel, except for any MGP-related Hazardous Materials that migrate from the Elston ROW onto the Boatyard Parcel or (iii) the presence of any Hazardous Materials on or under the Boatyard Parcel, except for any MGP-related Hazardous Materials that migrate from the Elston ROW onto the Boatyard Parcel; provided, however, that the foregoing release shall not apply to the City Indemnified Claims. Peoples shall record the USEPA Site Closure document if it is in recordable form.
- ii. Upon the USEPA's determination of Site Closure, the City shall indemnify, defend (through an attorney reasonably acceptable to Peoples) and hold Peoples, its officers, officials, and Representatives (collectively, "Peoples Indemnified Parties"), harmless from and against any and all Claims of whatsoever kind and nature, made or asserted by any third parties (including, without limitation, any of the City's Representatives), for personal injury, death or property damage, occurring in connection with or in any way arising out of (a) any decision by the USEPA to void its determination of Site Closure resulting from acts or omissions of the City or its Representatives; and (b)

unless not permitted under the Site Closure approved by USEPA, any MGP-related Hazardous Materials left in place at the Boatyard Parcel that exceed the standard approved by USEPA for residential remediation objectives, but only to the extent that such Claims arise from the City or its Representatives' exacerbation of such MGP-related Hazardous Materials or their violation of the USEPA's determination of Site Closure, and in each case unless such Claims are caused by the negligence or willful misconduct of Peoples or any of the Peoples Indemnified Parties (collectively, "Peoples Indemnified Claims"). The City has no indemnification obligation for exacerbation of MGP-related Hazardous Materials that remain in place on the Boatyard Parcel that are not permitted by the Site Closure approved by USEPA, unless caused by City negligence or willful misconduct, or for migration of MGP-related Hazardous Materials from the Elston ROW onto the Boatyard Parcel. The indemnification provided herein will be effective to the maximum extent permitted by Law and is not limited by any amount of insurance the City may have.

- iii. The City shall be solely responsible for the defense of any and all Peoples Indemnified Claims against the Peoples Indemnified Parties. Peoples shall have the right, at its sole option, to participate in the defense of any such Peoples Indemnified Claims, without relieving the City of its obligations hereunder, but the City shall continue to have the sole right to control the defense of all Peoples Indemnified Claims. The City shall promptly provide copies to Peoples of any notices the City may receive of any Peoples Indemnified Claims.

B. Peoples Indemnity and Release.

- i. Peoples shall indemnify, defend (through an attorney reasonably acceptable to the City) and hold the City, its officers, officials, and Representatives, and its successors and assigns (collectively, "City Indemnified Parties"), harmless from and against any and all Claims of whatsoever kind and nature, made or asserted by any third parties (including, without limitation, any of Peoples' Representatives), for personal injury, death or property damage, occurring in connection with or in any way arising out of (a) any decision by the USEPA to void its determination of Site Closure resulting from acts or omissions of Peoples or its Representatives; (b) migration of MGP-related Hazardous Materials from the Elston ROW onto the Boatyard Parcel, and (c) except as permitted under the Site Closure approved by USEPA, any MGP-related Hazardous Materials left in place at the Boatyard Parcel that exceed the standard approved by USEPA for residential remediation objectives, in each case unless such Claims are caused by the negligence or willful misconduct of the City or any of the City Indemnified Parties (collectively, "City Indemnified Claims") or successors or assigns. The indemnification provided herein will be effective to the maximum extent permitted by Law and is not limited by any amount of insurance required under this Agreement

Peoples shall be solely responsible for the defense of any and all City Indemnified Claims against the City Indemnified Parties. The City shall have the right, at its sole

option, to participate in the defense of any such City Indemnified Claims, without relieving Peoples of its obligations hereunder, but Peoples shall continue to have the sole right to control the defense of all City Indemnified Claims. Peoples shall promptly provide copies to the City of any notices Peoples may receive of any City Indemnified Claims.

- (g) Paragraph 9 is deleted in its entirety.
- (h) Paragraph 10 is deleted in its entirety.
- (i) Paragraph 11 is deleted in its entirety and replaced with the following:

11. This 2026 Settlement Agreement shall inure to the benefit of and be binding upon the City and its Successors. Concurrent with the execution of the 2003 Settlement Agreement, the Parties executed the Memorandum of Environmental Settlement Agreement ("2003 Memorandum") that the City recorded on December 10, 2003, with the Recorder of Deeds of Cook County, Illinois as Document No. 334432128 and is attached hereto as **Exhibit C**. Concurrent with the execution of this 2026 Settlement Agreement, the Parties will execute the Memorandum of Amended and Restated Environmental Settlement Agreement ("2026 Memorandum"), attached hereto as **Exhibit D**, which the City shall arrange to be recorded with the Cook County Clerk's Office, Illinois, at City's sole cost and expense within thirty (30) days of the Effective Date of this 2026 Settlement Agreement. The covenants, agreements, releases and other terms and provisions that are contained in this 2026 Settlement Agreement touch and concern and shall be appurtenant to and shall run with the Property and any portion thereof. By accepting a deed, lease or other conveyance, each and every person and entity that, from time to time, acquires any fee interest, leasehold interest or other estate in all or any portion of the Property shall acquire such interest or estate subject to said covenants, agreements, indemnities and other terms and provisions, and, during the term of time that he, she or it owns such interest or estate, he, she or it shall be obligated to pay and perform any and all obligations applicable to said period of time and applicable to that portion of the Property in which he, she or it holds any interest or estate, jointly and severally with any and all of the other holders of any interest or estate in all or any portion of the Property. The provisions of the preceding sentence are self-operative; however, to ensure that all successors in interest to the Property have actual notice of the existence of this Agreement, as well as record notice, the City and each and every other person and entity that, from time to time, acquires any interest or estate in all or any portion of the Property shall recite the language set forth in paragraphs 5, 8 and this paragraph 11 (and, if USEPA closure has not been obtained prior to the date of conveyance, the language of paragraph 3) in any deed, lease, or other conveyance of any fee interest, leasehold interest, or other estate in all or any portion of the Property, with the covenant contained in this sentence being intended to touch and concern and be appurtenant to and run with the Property and any portion thereof. The Parties desire to release and terminate the 2003 Memorandum upon the Effective Date of this 2026 Settlement Agreement.

- (j) The City's and Peoples' Notice details under Paragraph 13 are deleted and replaced with the following.

If to the City: City of Chicago
Department of Environment
2 North LaSalle Street, 2nd Floor
Chicago, Illinois 60602
Attn: Kimberly Worthington
Kimberly.Worthington@cityofchicago.org

City of Chicago
Department of Planning and Development
121 N. LaSalle St.
9th Floor
Chicago, IL 60602
Attn: Whitney Mungin, Director of Land Acquisition and Disposition
Whitni.Mungin@cityofchicago.org

City of Chicago
Department of Law
Real Estate and Land Use Division
2 North LaSalle Street, 4th Floor
Chicago, Illinois 60602
Attn: Lisa Misher
Lisa.Misher@cityofchicago.org

If to Peoples: Patrick F. Kenny
Manager Remediation
The Peoples Gas Light and Coke Company
c/o WEC Business Services
200 East Randolph Street
Chicago, Illinois 60601
Patrick.Kenny@wecenergygroup.com

With a copy to: Timothy P. Walsh, Esq.
The Peoples Gas Light and Coke Company
C/o WEC Business Services
200 East Randolph Street
Chicago, Illinois 60601
timothy.walsh@wecenergygroup.com

(k) Paragraph 18 is deleted in its entirety and replaced with the following:

18. The City and Peoples each represent that as of the execution date of this 2026 Settlement Agreement, no approval (not already obtained) of any party or person (other than the Parties to this 2026 Settlement Agreement) is necessary for that Party to enter into and to carry out the terms of this Agreement (except for approvals by USEPA as addressed in the Right of Entry and Remediation Agreement). The City

specifically represents that it has received Chicago City Council approval to enter this 2026 Settlement Agreement.

- (l) Paragraph 21 is deleted in its entirety and replaced with the following:

21. The provisions of Paragraphs 3, 5, 8, 11 and 27 shall survive termination of this Agreement.

- (m) A new Paragraph 22 is added as follows:

22. The section headings in this 2026 Settlement Agreement are inserted for convenience of reference only and shall not in any way affect the meaning or construction of this 2026 Settlement Agreement.

- (n) A new Paragraph 23 is added as follows:

23. This 2026 Settlement Agreement embodies the entire agreement and understanding between the Parties with respect to the matters stated herein and supersedes any prior oral or written agreements with respect to the matters stated herein.

- (o) A new Paragraph 24 is added as follows:

24. This 2026 Settlement Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original instrument and all of which together shall constitute one and the same instrument. A facsimile, electronic, or photocopy signature shall have the same legal effect as an original signature.

- (p) A new Paragraph 25 is added as follows:

25. Nothing contained in this 2026 Settlement Agreement shall be deemed or construed by the Parties hereto or by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the Parties hereto.

- (q) A new Paragraph 26 is added as follows:

26. All exhibits and schedules referred to herein and attached hereto shall be deemed part of this 2026 Settlement Agreement.

- (r) A new Paragraph 27 is added as follows:

27. This 2026 Settlement Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without giving effect to its conflicts of laws principles. The Parties waive any objection to the venue of any action filed in any court situated in the jurisdiction in which the Property is located.

- (s) A new **Exhibit B** as addressed in Section 2(b) above is added to the Agreement.

(t) A new Exhibit C as addressed in Section 2(i) above is added to the Agreement.

(u) A new Exhibit D as addressed in Section 2(i) above is added to the Agreement.

3. **Effect of the Amendments.** Except as specifically amended above, the terms of the 2003 Settlement Agreement shall remain in full force and effect and become part of this 2026 Settlement Agreement. All references to "Agreement" and "Memorandum of Environmental Settlement Agreement" in the 2003 Settlement Agreement, adopted in this 2026 Settlement Agreement shall mean the 2026 Settlement Agreement and 2026 Memorandum, respectively.

IN WITNESS WHEREOF, the Parties hereto have duly executed this 2026 Settlement Agreement as of the Effective Date.

CITY OF CHICAGO, an Illinois municipal corporation

By: _____
Angela Tovar
Commissioner
Department of Environment

By: _____
Ciere Boatright
Commissioner
Department of Planning and Development

THE PEOPLES GAS LIGHT AND COKE COMPANY, an Illinois corporation
By WEC Business Services LLC its affiliate and agent

By: _____
Brian F. Bartoszek
Vice President Environmental

[(Sub)Exhibit "D" referred to in this Amended and Restated Settlement Agreement
(AAA Boatyard Site) not available at time of printing.]

Schedule "A" and (Sub)Exhibits "B" and "C" referred to in this Amended and Restated Settlement Agreement (AAA Boatyard Site) read as follows:

Schedule "A".
(To Amended And Restated Settlement Agreement (AAA Boatyard Site))

Settlement Agreement With The Peoples Gas Light And Coke Company
(2003 Settlement Agreement).

This SETTLEMENT AGREEMENT ("Agreement") is made and entered into on September 30, 2003 by and between the City of Chicago (the "City"), and The Peoples Gas Light and Coke Company ("Peoples"), an Illinois corporation

This Agreement is made under the following circumstances:

Recitals

- A. Peoples' records indicate that a manufactured gas plant ("MGP") was formerly located on certain property in the area bounded by Division Street, Cortez Street, the Chicago & Northwestern Railway, and Elston Avenue in Chicago, Illinois (the "MGP Property"). Peoples' records indicate that certain property located to the east of the MGP Property (on the east side of Elston Avenue) was used for associated coal storage purposes. Such property, which is legally described on Exhibit A, attached hereto, is hereinafter referred to as the "Property."
- B. Peoples, through its consultant, Burns & McDonnell Engineering Company, Inc., has undertaken an environmental investigation at the Property, the results of which are set forth in the Site Investigation Report for the Property by Burns & McDonnell dated May 2001 ("Report"). Peoples previously provided a copy of the Report to the City.
- C. The Property is currently held in Trust Number 10-4028 by Aetna Bank, as trustee, under a trust agreement dated July 2, 1986, with Victor Peterson and Jean Peterson as current owners of all of the beneficial interest of the trust (collectively, "Owner").
- D. The City has indicated to Peoples that it plans to acquire title to the Property and perform an environmental remediation of the property as further described below, provided that the City and Peoples can reach agreement on the terms and conditions of a settlement agreement regarding payment for the environmental remediation of the Property.
- E. The City has requested that Peoples pay certain costs and expenses that it will incur as a result of conducting such environmental remediation of the Property. Peoples denies liability for any and all costs arising from the contamination which may exist on the Property
- F. The parties wish to settle certain disputes relating to the Property in order to avoid potential litigation costs and other expenses arising from such disputes.
- G. The parties' settlement, as further set forth below, ("Settlement") will induce Peoples to contribute the sum of \$1,000,000 (one million dollars)

("Contribution") to the City to facilitate the City's remediation of the Property and will thereby enable the Property to be owned by the City or its successors in interest to this Agreement, their respective successors, grantees and assigns (collectively, "its Successors") to be used in a manner consistent with the standard of remediation that is achieved on the Property, as more fully set forth below.

- II. The Settlement will enable Peoples, the City and its Successors to enjoy the protection of an IEPA-issued No Further Remediation ("NFR") letter, which shall be binding upon the City and its Successors and preserve the integrity of any institutional controls or engineered barriers required by the IEPA in the NFR letter
- I. The Settlement will enable Peoples to obtain a release of certain potential future claims from the Owner and from the City and its Successors, as further set forth below.

NOW, THEREFORE, in consideration of the mutual covenants in this Agreement, the parties agree as follows:

1. The foregoing Recitals are incorporated herein and made a part hereof.
2. Without admitting to liability for the contamination which may exist on the Property, Peoples will make the Contribution, upon completion of the following: (1) The City acquires clear title to the Property (the "Closing"); (2) the City, Peoples and the Owner enter into a mutually acceptable release agreement in which all parties release the others from potential first party claims pertaining to the Property ("Three Party Release Agreement") in substantially the same form as attached hereto as Exhibit B, and (3) the parties execute this Agreement.
3. In exchange for the Contribution, the City or its Successors agree to take the following actions with respect to the remediation of the Property: (1) enroll the Property in the Illinois Site Remediation Program ("SRP"); (2) prepare (or require its consultant to prepare) a Remedial Objectives Report ("ROR") and Remedial Action Plan ("RAP") consistent with the City's intended future use of the Property (which reports collectively shall set forth the "Remediation Work"); (3) obtain Illinois Environmental Protection Agency ("IEPA") approval of the ROR and the RAP prior to performance of the Remediation Work; and (4) complete the Remediation Work and obtain IEPA approval of a Remedial Action Completion Report ("RACR"); and (5) obtain from IEPA either a comprehensive or a focused No Further Remediation Letter ("NFR Letter"), which the City shall record within 45 days of receipt. If the City obtains a focused NFR Letter, such focused NFR Letter shall at a minimum indicate that such compounds identified in the Report as exceeding Tier One site

remediation standards have been remediated. The City will cause the Remediation Work on the Property to be undertaken and completed, solely at its own expense, as provided in the ROR and RAP and in accordance with Title XVII of the Illinois Environmental Protection Act, 415 ILCS 5/58 *et seq.*, and the regulations promulgated under that Act. The IEPA will oversee the Remediation Work pursuant to a Review and Evaluation Services Agreement to be entered into between the City and IEPA. Upon completion of the Work, the City will seek either a comprehensive or a focused (as described above) No Further Remediation letter ("NFR Letter") from IEPA with respect to the Property within the meaning of Part 740 of Title 35 of the Illinois Administration Code.

4. The City will provide Peoples with copies of all submittals to the IEPA made after the date of this Agreement. The City shall also promptly transmit to Peoples copies of any written communications received from IEPA or other regulatory agencies with respect to the matters referred to in this Agreement.
5. If the IEPA requires that any engineered barriers or institutional controls be maintained at the Property as a condition of the NFR letter, the City or its Successors shall bear sole responsibility for the maintenance of such engineered barriers or institutional controls in order to retain the benefit of the NFR letter obtained through Peoples' Contribution, and Peoples shall not bear any responsibility, financial or otherwise, in connection therewith.
6. Should the City fail to comply in any material respect with its obligations under this Agreement and should the City fail to cure that shortcoming within thirty (30) days of receipt of written notice by Peoples, the City shall be considered to have committed a material breach of this Agreement. In the event of a material breach of this Agreement by the City, Peoples shall have any remedy available to it at law or in equity.
7. Should Peoples fail to comply in any material respect with its obligations under this Agreement and should Peoples fail to cure that shortcoming within thirty (30) days of receipt of written notice by the City, Peoples shall be considered to have committed a material breach of this Agreement. In the event of a material breach of this Agreement by Peoples, the City shall have any remedy available to it at law or in equity.
8. In exchange for Peoples' Contribution, upon receipt by the City of the Contribution, the City and its Successors shall be deemed to release and hold harmless, Peoples, its predecessors or successor companies, shareholders, officers, directors, employees, attorneys and agents (collectively, for purposes of this Paragraph 8, the "Released Parties") from any further responsibility for the costs of accomplishing the

Remediation Work and any other costs associated the environmental condition of the Property identified within the Report, unless otherwise provided by the Settlement Agreement. Notwithstanding the foregoing, nothing in this section shall be understood to: a.) create liability in the City and/or its successors for claims that arose prior to the date that title passed to the City; b.) create liability in the City and/or its successors to defend or indemnify People's against claims brought by third parties; and/or c.) act as a waiver of any rights the City and/or its successors may have to join or implead Peoples as a party in the event of any third party claim or action.

9. The City shall require each consultant and each subcontractor working on the environmental remediation of the Property, provided that such consultant and/or subcontractor is otherwise contractually obligated to name the City as an additional insured on their insurance coverages, to name Peoples as an additional insured on all such insurance coverages during the period while the Remediation Work is being undertaken.
10. The City agrees that the Remediation Work shall be performed in compliance with all local, state and federal laws, rules and regulations, including any and all required permits.
11. This Agreement shall inure to the benefit of and be binding upon the City and its Successors. Concurrent with the execution of this Agreement, the parties will execute the Memorandum of Environmental Settlement Agreement (attached hereto as Exhibit C), which the City shall arrange to be recorded with the Recorder of Deeds of Cook County, Illinois, at City's sole cost and expense, following receipt by the City of the Contribution. The covenants, agreements, releases and other terms and provisions contained in this Agreement touch and concern and shall be appurtenant to and shall run with the Property and any portion thereof. By accepting a deed, lease or other conveyance, each and every person and entity that, from time to time, acquires any fee interest, leasehold interest or other estate in all or any portion of the Property shall acquire such interest or estate subject to said covenants, agreements, indemnities and other terms and provisions, and, during the term of time that he, she or it owns such interest or estate, he, she or it shall be obligated to pay and perform any and all obligations applicable to said period of time and applicable to that portion of the Property in which he, she or it holds any interest or estate, jointly and severally with any and all of the other holders of any interest or estate in all or any portion of the Property. The provisions of the preceding sentence are self-operative; however, to ensure that all successors in interest to the Property have actual notice of the existence of this Agreement, as well as record notice, the City and each and every other person and entity that, from time to time, acquires any interest or estate in all or any portion of the Properties shall recite the language set forth in paragraphs 5, 8 and this paragraph 11 (and, if an NFR Letter has not been

obtained prior to the date of conveyance, the language of paragraph 3) in any deed, lease, or other conveyance of any fee interest, leasehold interest, or other estate in all or any portion of the Property, with the covenant contained in this sentence being intended to touch and concern and be appurtenant to and run with the Property and any portion thereof.

12. This Agreement shall bind the parties and their respective successors and assigns and shall be governed and construed in accordance with the laws of the State of Illinois.
13. Any notice required or permitted to be given to either party shall be deemed to be received by such party (i) three days after deposit in the United States Registered or Certified Mail, Return Receipt Requested, or (ii) one business day after deposit with a nationally recognized overnight delivery service for next day delivery, (iii) upon personal delivery to the party to whom addressed, provided that, in any case, a receipt of such delivery is obtained addressed to the parties at the following addresses:

If the City: City of Chicago
 Commissioner of Environment
 30 N. LaSalle Street, 25th Floor
 Chicago, Illinois 60602

And City of Chicago
 Corporation Counsel
 City Hall Room 600
 121 N. LaSalle Street
 Chicago, Illinois 60602
 Att: Real Estate

If to Peoples: Steven J. Matuszak
 Director, Environmental Affairs
 The Peoples Gas Light and Coke Company
 130 East Randolph Drive, 20th Floor
 Chicago, Illinois 60601

With a copy to: Elizabeth Ritscherle

McGuire Woods LLP

77 West Wacker

Suite 4300

Chicago, IL 60601

or to the parties at such other addresses as they may designate by notice to the other party as provided in this Agreement.

14. In the event that any provision of this Agreement is determined by a court of competent jurisdiction to be invalid, the balance of the Agreement shall remain in full force and effect to the extent that it may so be given effect.
15. Any modification of the terms of this Agreement must be in writing and signed by the parties
16. This Agreement may be executed in any number of counterparts, and if so executed, shall be effective as against each of the respective parties when that party has executed at least one such counterpart
17. Each party to this Agreement represents that it has full power and authority to enter into and perform this Agreement. Each party further represents that the execution, delivery and performance of this Agreement have been authorized by all necessary corporate actions of such party (if it is a corporation) and that this Agreement constitutes the legal, valid and binding obligation of the party, is fully enforceable against it in accordance with the terms of this Agreement except as such enforceability may be limited by any applicable bankruptcy, insolvency, reorganization, moratorium or similar law affecting creditors rights generally or by general principles of equity (whether considered in a proceeding at law or in equity), will not violate any judgment, law or regulation or agreement binding on or affecting it and will not cause or constitute a default under any existing lien, charge, encumbrance or security interest upon any of its assets.
18. The City and Peoples each represent that as of the execution date of this Agreement, no approval (not already obtained) of any party or person (other than the parties to this Agreement) is necessary for that party to enter into and to carry out the terms of this Agreement (except for approvals by IEPA as described above).
19. This Agreement is entered into in compromise of disputed claims. It is fully acknowledged by both parties to this Agreement that the execution of this Agreement shall not be construed in any way as an admission of wrongdoing or liability on the part of the City or Peoples and that the City

and Peoples affirmatively deny any liability and intend merely by their actions pursuant to this Agreement to avoid litigation. This Agreement and any acts in the performance of this Agreement are not intended to be admissible, discoverable or relevant in any case or other proceeding for any purpose, except to enforce the terms of this Agreement. Furthermore, this Agreement shall be deemed to fall within the protection afforded compromises and offers to compromise under Rule 408 of the Federal Rules of Evidence and any similar state law provision.

20. Subject to the provisions of paragraph 11 regarding the recording of the Memorandum of Environmental Settlement Agreement, the City and Peoples and their respective attorneys agree that the terms of this settlement, while acknowledged to be a public matter due to the governmental nature of the City, shall not be used for publicity purposes by either party. To the extent permitted by law, and subject to the City's right to use its actual knowledge of this matter in connection with the exercise of its police powers and in the event of any other dispute or litigation with Peoples, and subject also to the acknowledged right and need of the City to disclose the terms hereof in response to inquiries that may be made regarding this matter, the parties agree that they will not publicize the terms of this Agreement. Notwithstanding the foregoing, the parties acknowledge that the terms of this Agreement will be shared with other parties under the following circumstances: (a) disclosure may be permitted in connection with any lawsuit; (b) disclosure may be permitted in connection with any proceeding before a governmental agency or any report to or audit by a governmental agency; (c) disclosure may be permitted to either party's auditors and insurers, whether or not in connection with any lawsuit or proceeding, provided that the party's auditors and insurers agree to keep this Agreement confidential; and (d) as required by the City to comply with the provisions of the Illinois Freedom of Information Act ("FOIA"), 5 ILCS §§ 140/1, et seq. Nothing in this paragraph 20, however, shall prevent either party from disclosing, publicizing or characterizing any environmental report that has been submitted to the IEPA pursuant to the SRP. Nothing in this paragraph 20 or any other provision of this Agreement shall serve or act to limit or impair in any respect, the City's rights, duties or obligations under FOIA.
21. The provisions of Paragraphs 3, 5, 8 and 11 shall survive termination of this Agreement.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS OF THIS AGREEMENT, the parties to this Agreement
have duly executed this Agreement as of Sept 30, 2003.

THE PEOPLES GAS LIGHT AND COKE
COMPANY

By: _____
Title _____

CITY OF CHICAGO

By Mara S. Georges
Mara S. Georges
Corporation Counsel

IN WITNESS OF THIS AGREEMENT, the parties to this Agreement
have duly executed this Agreement as of September 30, 2003.

THE PEOPLES GAS LIGHT AND COKE
COMPANY

By. Charles L. Thompson
Title SR VICE PRESIDENT

CITY OF CHICAGO

By _____
Title: _____

(Sub)Exhibit "A" referred to in this Settlement Agreement with the Peoples Gas Light and Coke Company (2003 Settlement Agreement) reads as follows:

(Sub)Exhibit A.

(To Settlement Agreement With The Peoples Gas Light And Coke Company)

Legal Description Of Property.

Common Address:

1111 – 1129 North Elston Avenue
Chicago, Illinois.

Legal Description:

That part of Block 19 in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, lying southeasterly of a line drawn at north 73 degrees, 57 minutes, 40 seconds east from a point on the easterly line of North Avenue, said point being 100.02 feet, south 25 degrees, 59 minutes, 20 seconds east, (as measured along said westerly line) from the point of intersection of said easterly line of North Elston Avenue with the easterly extension of the south line of West Division Street, all in Cook County, Illinois.

PIN:

17-05-307-004.

(Sub)Exhibit "B".
(To Amended And Restated Settlement Agreement (AAA Boatyard Site))

Three Party Release Agreement.

This THREE PARTY RELEASE AGREEMENT ("Release Agreement") is made and entered into on this 30th day of September, 2003 by and between CITY OF CHICAGO ("City") as purchaser, THE PEOPLES GAS LIGHT AND COKE COMPANY ("Peoples"), an Illinois corporation, as prior owner/operator, and VICTOR PETERSON AND JEAN PETERSON, natural persons, as current owners of all of the beneficial interest of a trust held by Aetna Bank, as trustee ("Trustee"), under trust agreement dated July 2, 1986 and known to the Trustee as Trust Number 10-4028 (jointly herein the "Owner" as to both the legal and equitable title holders) (collectively herein the "Parties" as to City, Peoples, and the Owner) of that certain parcel of real property commonly known as the AAA Boatyard and numbered as 1111 N. Elston Avenue, Chicago, Illinois, and more particularly described on Exhibit A hereto ("Property".)

The Parties do hereby say and agree as follows:

Recitals

WHEREFORE:

- A. Peoples records indicate that the Property was formerly used for coal storage purposes associated with a nearby manufactured gas plant; and
- B. The City has indicated to Peoples that it plans to acquire the Property from the Owner, in furtherance of the City's proprietary and developmental objectives; and
- C. Peoples, through its consultant, Burns & McDonnell Engineering Company, Inc. has undertaken an environmental investigation at the Property, the results of which are set forth in the Site Investigation Report, Former Division Street Manufactured Gas Plant Marina Site, dated May 2001 ("Report"); and
- D. Peoples has provided the City and the Owner with a copy of the Report; and
- E. The City has indicated that the environmental condition of the Property is a material issue in the City's acquisition of the Property because it directly affects the issue of the appropriate value to be paid by the City to the Owner of the Property in order for the City to acquire the fee simple title thereto; and
- F. Without admitting liability, the City, Peoples, and the Owner each wishes hereby to settle certain potential first party (defined herein as claims and actions initiated by one or more of the Parties hereto against one or more of the remaining Parties hereto, not including claims or actions initiated by outside parties and reserving rights in each Party hereto to implead the others as necessary and appropriate in the event of an action by an outside party) disputes with the other two Parties relating to liability for the environmental condition and remediation of the

Property, and to provide that each party will mutually release the other Parties from all first party claims arising out of the environmental condition of the Property; and

- G. The Parties each intend that when the City delivers its payment for the Property, and the Owner delivers clear title to the Property, and the City accepts such title (this point in time and transaction is hereinafter referred to as the "Closing") that the Owner will have no further first party liability to the other two Parties for the environmental condition of the Property; and
- H. The Parties each intend that once the Closing has occurred the Owner will have no further first party claims against the other two parties for any damages arising out of the environmental condition of the Property; and
- I. The Owner acknowledges and agrees that the sum of Two Million Five Hundred Thousand Dollars (\$2,500,000.00) to be paid by the City for the purchase of the Property represents full fair market value for the Property as though it was environmentally clean, with no deduction for the environmental condition of the Property; and
- J. The City and Peoples hereby agree that as of the Closing, the City and Peoples will contemporaneously enter into a mutually acceptable Settlement Agreement ("Settlement Agreement") between themselves governing the terms and conditions under which the City will accomplish the environmental remediation of the Property, the execution and delivery of which is hereby declared by the Parties to be an essential element for the validity of this Release Agreement; and
- K. Peoples will pay the sum of One Million Dollars (\$1,000,000.00) to the City at the Closing as a contribution ("Contribution") to the costs of accomplishing the environmental remediation of the Property; and
- L. The City agrees that, subject to the terms, conditions, and limitations of the Settlement Agreement, it will enroll the Property in the Illinois Environmental Protection Agency's ("IEPA") 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, with the goal of obtaining a No Further Remediation Letter ("NFR") indicating that the Property has been cleaned to the standard described in the Settlement Agreement; and
- M. The City and its successors in title and Peoples hereby agree that the delivery of the Contribution will release Peoples from any further responsibility for the costs of accomplishing the environmental remediation of the Property and other costs associated with the environmental condition of the Property as provided by the Settlement Agreement.
- N. The City and its successors in title agree that to the extent provided by the

Settlement Agreement, they will be bound to preserve the integrity of any institutional controls or engineered barriers required by the IEPA in the NFR (if any).

NOW, THEREFORE, in consideration of the mutual covenants in this Release Agreement, the parties agree as follows:

1. The recitals set forth above constitute an integral part of this Release Agreement and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties.
2. The City, Peoples, and the Owner hereby say and agree that upon the execution hereof by each of the three Parties, the signed copy of this Release Agreement may be delivered into escrow with the escrow agent responsible for the Closing, to take force and effect upon the occurrence of the exchanges and deliveries described in this Release Agreement, including the delivery of an executed copy of this Release Agreement to each of the three Parties, and that each party shall thereupon and forever thereafter be released of first party liability to each of the other parties.
3. Each of the Parties hereto hereby represents that it has the legal authority to enter into this Release Agreement, and has taken all necessary legal steps to ensure that their execution hereof creates a binding obligation pursuant to the terms of this Release Agreement.
4. This Release Agreement may be executed in counterparts.

SIGNATURES ON FOLLOWING PAGE

CITY OF CHICAGO

By: _____
Mara S. Georges
Corporation Counsel

THE PEOPLES GAS LIGHT AND COKE COMPANY

By: Charles L. Thompson
Name: CHARLES L. THOMPSON
Its: SR. VICE PRESIDENT

COLE TAYLOR BANK or its successor, not personally, but solely as Trustee under Trust Agreement dated July 2, 1986 known as Trust Number 10-4028 ("Trust"),

By: _____
Name: _____
Its: _____
Attest: _____

Victor G. Peterson, individually, and who with his wife are the sole beneficiaries of Trust No. 10-4028.

Jean A Peterson, individually, and who with her husband are the sole beneficiaries of Trust No. 10-4028.

[(Sub)Exhibit "A" referred to in this Three Party Release Agreement constitutes (Sub)Exhibit "A" to Settlement Agreement with The Peoples Gas Light and Coke Company (2003 Settlement Agreement) and is printed on page 47300 of this *Journal*.]

[(Sub)Exhibit "C" referred to in this Three Party Release Agreement constitutes (Sub)Exhibit "C" to Settlement Agreement with The Peoples Gas Light and Coke Company (2003 Settlement Agreement) and is printed on pages 47305 through 47311 of this *Journal*.]

(Sub)Exhibit "C".
(To Amended And Restated Settlement Agreement (AAA Boatyard Site))

Memorandum Of Environmental Settlement Agreement.

This document prepared by and after recording
should be mailed to

Elizabeth Ritscherle, Esq

The Peoples Gas Light and Coke Company
130 East Randolph Drive, 23rd Floor
Chicago, Illinois 60601

This Memorandum of Environmental Settlement Agreement is entered into as of the 30th day of September, 2003, by and between THE CITY OF CHICAGO, an Illinois home rule municipal corporation, 121 N. LaSalle St., Chicago, Illinois 60602, (Grantor), and THE PEOPLES GAS LIGHT AND COKE COMPANY, 130 E. Randolph Drive, Chicago, Illinois 60601 (Grantee)

Recitals

Grantee's records indicate that the property legally described on Exhibit A attached hereto (the "Property") was formerly used for coal storage purposes associated with a former manufactured gas plant ("MGP")

Grantor indicated to Grantee that it planned to purchase the Property, provided that the Grantor and Grantee reached agreement regarding certain issues related to the environmental condition of the Property.

Grantor demanded that Grantee pay all costs and expenses incurred as a result of the need to conduct an environmental remediation of the Property. Grantee denied liability for any and all costs arising from the contamination which may exist on the Property.

Grantor and Grantee have consequently entered into that certain "Settlement Agreement" dated September 30, 2003 and "Three Way Release Agreement" dated September 30, 2003 to settle certain disputes relating to the environmental condition of the Property, while reserving all rights with respect to any other disputes associated with any portion of the Property.

The Grantor has purchased the Property and is the current fee owner of the Property.

Memorandum

PURPOSE OF MEMORANDUM Pursuant to Section 11 of the Settlement Agreement, the parties agreed to prepare a short-form Memorandum stating the existence of the Settlement Agreement to be recorded with the Recorder of Deeds of Cook County, Illinois by Grantee at Grantee's sole cost and expense. This Memorandum is prepared for purposes of recording and in no way modifies the provisions of the Settlement Agreement. For purposes of this Memorandum, capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to them in the Settlement Agreement by and between Grantor and Grantee.

TERMS OF THE SETTLEMENT AGREEMENT The Settlement Agreement contains provisions which address topics which include, but are not limited to the following, on the terms and conditions set forth therein: the Grantee's Contribution to facilitate the City's environmental remediation of the Property, the Grantor's responsibilities for remediation of the Property and maintenance of engineered barriers or institutional controls as may be required by the Illinois Environmental Protection Agency subsequent to receipt of an NFR Letter; the Grantor's release of Grantee and Released Parties from certain claims upon payment of the Contribution, and the parties' acknowledgment that the Settlement Agreement is entered into in compromise of disputed claims and is not to be publicized except as described in the Settlement Agreement.

SUCCESSORS IN INTEREST The Settlement Agreement inures to the benefit of and is binding upon the successors in interest of the Grantor, its respective successors, grantees, and assigns. Pursuant to Section 11 of the Settlement Agreement, the agreements, easements, and other terms and provisions contained in the Settlement Agreement touch and concern and shall be appurtenant to and shall run with the Property and any portion thereof. By accepting a deed, lease or other conveyance, each and every person and entity that, from time to time, acquires any fee interest, leasehold interest or other estate in all or any portion of the Property shall acquire such interest or estate subject to said agreements, easements and other terms and provisions, and, during the term of time that he, she or it owns such interest or estate, he, she or it shall be obligated to pay and perform any and all obligations applicable to said period of time and applicable to that portion of the Property in which he, she or it holds any interest or estate, jointly and severally with any and all of the other holders of any interest or estate in all or any portion of the Property. The provisions of the preceding sentence are self-operative, however, to assure that all successors in interest to the Property have actual notice of the existence of the Settlement Agreement, as well as record notice, each and every other person and entity that, from time to time, acquires any interest or estate in all or any portion of the Property shall recite the language set

forth in Sections 5, 8 and 11 (and, if an NFR Letter has not been attained prior to the conveyance, the language set forth in paragraph 3) in any deed, lease, or other conveyance of any fee interest, leasehold interest, or other estate in all or any portion of the Property, with the covenant contained in this sentence being intended to touch and concern and be appurtenant to and run with the Property and any portion thereof.

INQUIRIES. Inquiries concerning the precise terms of the Settlement Agreement may be made to:

Grantor:

Grantee:

City of Chicago

The Peoples Gas Light and Coke Company

c/o Corporation Counsel

c/o General Counsel

City Hall

130 E. Randolph Dr.

121 N. LaSalle Street

Chicago, IL 60601

Chicago, IL 60602

INCORPORATION AND CONFLICTS. All of the terms and conditions of the Settlement Agreement are incorporated herein by reference as though set forth fully herein. In the event of any conflict between the terms hereof and of the Settlement Agreement, the Settlement Agreement shall prevail.

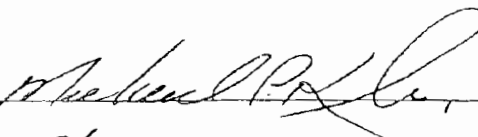
COUNTERPARTS. This instrument may be executed simultaneously or in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Memorandum of Settlement Agreement is executed as of the date first above written.

GRANTOR:

THE CITY OF CHICAGO,

an Illinois home-rule municipal corporation

By 
Its attorney

7/15/2026

REPORTS OF COMMITTEES

47309

Attest:

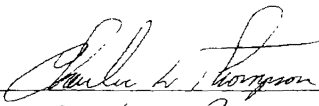
By: _____

Its: _____

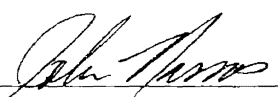
GRANTEE:

THE PEOPLES GAS LIGHT AND COKE
COMPANY,

a Illinois corporation

By 
Its SR VICE PRESIDENT

Attest

By: 

Its: Assistant Secretary

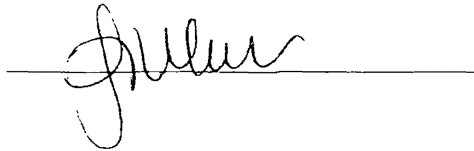
STATE OF ILLINOIS)

)

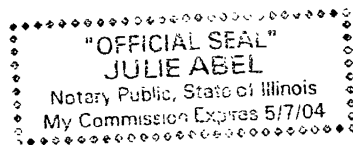
COUNTY OF COOK)

I, Julie Abel a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michael, and P. Klein, personally known to me to be the Attorney and for, respectively, of the CITY OF CHICAGO, an Illinois home rule municipal corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Attorney, and he they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of Sept, 2003.



Notary Public



Commission expires:

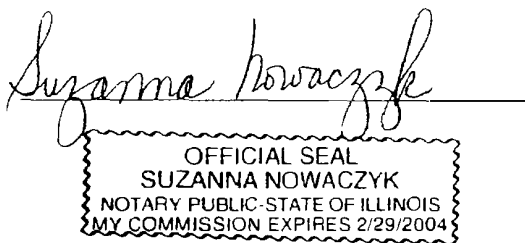
STATE OF ILLINOIS)

)

COUNTY OF COOK)

I, S. Nowaczyk, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that C.L. Thompson, and J. Nassos personally known to me to be SR. VICE PRESIDENT and ASST. SECRETARY, respectively, of THE PEOPLES GAS LIGHT AND COKE COMPANY, an Illinois corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such SR. VICE PRESIDENT and ASST. SECRETARY they signed and delivered the said instrument as their free and voluntary act, and as ~~their~~ free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30TH day of SEPTEMBER 2003.



Notary Public

Commission expires: 2/29/2004

[(Sub)Exhibit "A" referred to in this Memorandum of Environmental Agreement constitutes (Sub)Exhibit "A" to Settlement Agreement with The Peoples Gas Light and Coke Company (2003 Settlement Agreement) and is printed on page 47300 of this *Journal*.]

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR DEVELOPMENT OF
KIMBALL AND WELLINGTON PLAZA AT INTERSECTION OF N. KIMBALL AVE.
AND W. WELLINGTON AVE.

[O2026-0026348]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, July 7, 2026.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an ordinance (O2026-0026348) for expenditure of Open Space Impact Fee funds for development of Kimball and Wellington Plaza at intersection of North Kimball Avenue and West Wellington Avenue, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on July 7, 2026.

(Signed) NICHOLAS SPOSATO,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the City's Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds (each, an "Open Space Fees Fund"), each Open Space Fees Fund corresponding to the Community Area (as defined in the Open Space Ordinance) in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The City's Department of Planning and Development ("DPD") has determined that the Fee-Paying Developments built in the Avondale Community Area and the Logan Square Community Area (together, the "Communities") have deepened the already significant deficit of open space in the Communities, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 and appearing on pages 69309 -- 69311 of the *Journal of the Proceedings of the City Council* of the same date; and

WHEREAS, DPD desires to use certain Open Space Fee proceeds to pay for certain costs in relation to the development of the Kimball and Wellington Plaza which will be constructed in the right-of-way on the southeast corner of the intersection of North Kimball Avenue and West Wellington Avenue and bounded on the southeast side by North Wisner Avenue in Chicago, Illinois, which is located in the Avondale Community Area, which is contiguous to the Logan Square Community Area (the "Project"); and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be used for open space acquisition or capital improvements, or both, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous community area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the use of Open Space Fee proceeds to assist the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected in that the Open Space Fee proceeds used for the Project will come from the specific Open Space Fees Funds set up by DOF for the Communities in which the Fee-Paying Developments are located and from which the Open Space Fees were collected; and

WHEREAS, DPD has recommended that the City Council approve the use of Open Space Fee proceeds for the purposes through this ordinance; and

WHEREAS, DPD has recommended that the City Council make a finding that the expenditure of the Open Space Fee proceeds as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

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

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

SECTION 2. The City Council hereby finds that the expenditure of Open Space Fee proceeds will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fee proceeds.

SECTION 3. Open Space Fee proceeds in an aggregate amount not to exceed \$400,000 from the Communities' Open Space Fees Funds, including up to \$265,810 from the Avondale Community Area and up to \$134,190 from the Logan Square Community Area, are hereby appropriated to DPD for the Project.

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

SECTION 5. This ordinance shall take effect upon its passage and approval.

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR DEVELOPMENT OF
GARFIELD PARK COMMUNITY ORCHARDS AT 3001 W. FIFTH AVE.
[O2026-0026346]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, July 7, 2026.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, which was referred an ordinance (O2026-0026346), expenditure of Open Space Impact Fee funds for development of Garfield Park Community Orchards at 3001 West Fifth Avenue, having the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting vote on July 7, 2026.

(Signed) NICHOLAS SPOSATO,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodriguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the City's Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance) in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The City's Department of Planning and Development ("DPD") has determined that the Fee-Paying Developments built in the East Garfield Park Community Area have deepened the already significant deficit of open space in the East Garfield Park Community Area, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan", adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 and appearing on pages 69309 -- 69311 of the *Journal of the Proceedings of the City Council* of the same date; and

WHEREAS, NeighborSpace, an Illinois not-for-profit corporation (the "Grantee"), is dedicated to preserving and developing open space; and

WHEREAS, Grantee has proposed to acquire from the City, for \$1 per parcel, the two (2) parcels identified and legally described on Exhibit A attached hereto (the "City Lots") and to construct a two-site community garden, to be known as the Garfield Park Community Orchards, on the City Lots (the "Project"); and

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

WHEREAS, DPD sought alternative proposals for the City Lots using the public notice section of the ChiBlockBuilder website; and

WHEREAS, DPD accepted alternative applications for the City Lots beginning on April 1, 2026, and ending on May 18, 2026 (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, 14 and 29, and May 15, 2026; and

WHEREAS, There were no competing applications submitted for the City Lots; and

WHEREAS, DPD desires to convey the City Lots to Grantee subject to a deed restriction requiring Grantee to improve the City Lots with the Project; and

WHEREAS, The City desires to grant to the Grantee certain Open Space Fee proceeds to pay or reimburse the Grantee for the Project; and

WHEREAS, DPD desires to provide to the Grantee Open Space Fee proceeds in the amount of \$411,544 from the East Garfield Park Community Area for the Project; and

WHEREAS, The Open Space Ordinance requires that Open Space Fee proceeds be used for open space acquisition or capital improvements, or both, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous community area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has agreed to use Open Space Fee proceeds to pay for site preparation and environmental remediation costs relating to the Project; and

WHEREAS, DPD has determined that the use of the Open Space Fee proceeds to assist the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected in that the Open Space Fee proceeds used for the Project will come from the specific funds set up by DOF for the corresponding Community Areas in which a Fee-Paying Development is located and from which the Open Space Fees were collected; and

WHEREAS, DPD has recommended that the City Council make a finding that the expenditure of the Open Space Fee proceeds as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

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

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

SECTION 2. The City Council hereby finds that the expenditure of Open Space Fee proceeds will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fee proceeds.

SECTION 3. The Commissioner of Planning and Development (the "Commissioner") and a designee of the Commissioner are each hereby authorized, subject to the approval of the Corporation Counsel, to enter into an agreement with the Grantee in connection herewith, in substantially the form attached hereto as Exhibit B and made a part hereof, with such changes, deletions and insertions as shall be approved by the persons executing the agreement, and to provide Open Space Fee proceeds to the Grantee in an amount not to exceed \$411,544, from the corresponding fund to pay for expenses permitted under the Open Space Ordinance.

SECTION 4. Open Space Fee proceeds in the amount of \$411,544 from the East Garfield Park Community Area are hereby appropriated for the purposes described herein.

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, quitclaim deeds (each, a "Deed") conveying the City Lots 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. Without limiting the quitclaim nature of each Deed, the conveyance of the City Lots 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 Grantee or Grantee'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 Grantee and Grantee's heirs, successors and assigns, in perpetuity (unless a shorter period is expressly stated below):

- a. **Covenant To Improve City Lots With Open Space Project Restriction On Conveyance.** Grantee shall: (a) improve the City Lots with the open space project described in Grantee's ChiBlockBuilder application and approved by DPD within one (1) year from the date of this Deed; (b) maintain the City Lots in accordance with the provisions of the Municipal Code of Chicago; and (c) not convey, assign, or otherwise transfer the City Lots. These conditions shall run with the land and be in full force and effect for a period of five (5) years from the date of this Deed. Additionally, no biosolids or biosolids-based products may be imported to the Property from a wastewater treatment facility or other source if the Property is currently used for or is intended to be used for urban agriculture or cultivation of produce for human consumption due to the potential presence of Per- and Polyfluoroalkyl Substances, also known as PFAS contamination, in sewage sludge. If any of these conditions are not met, the City may record a notice of default against the City Lot and shall have the right to exercise any and all remedies available to it at law or in equity, including the right to re-enter the City Lot and revest title in the City. Grantee, at the request of the City, covenants to execute and deliver to the City a reconveyance deed to the City Lot to further evidence such revesting of title. This right of reverter in favor of the City shall terminate five (5) years following the date of this Deed.
- b. **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. 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.
- c. **Limited Nature Of City's Limited Review.** Grantee acknowledges and agrees that the City does not represent or warrant that the Bureau's methodology for or findings from its Limited Review are accurate or complete or that the environmental condition of or risks to the City Lot are consistent with the Bureau's summary of its Limited Review. Grantee acknowledges and agrees that the City did not perform a Phase I Environmental Site Assessment or conduct a thorough environmental investigation of the City Lot, and that the City's review of the Review Documents was limited. Grantee acknowledges and agrees that the Bureau's Limited Review may not have located all City, publicly available, or other documents or information relating to the condition of the City Lot, and that there may be other conditions, uses,

and sources or types of contamination affecting the City Lot. 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 Lot.

- d. **Historic Contamination Of Urban Land.** Grantee acknowledges and agrees that properties in urban areas, including Chicago, are frequently impacted by historical conditions and uses that may not be documented in the Review Documents, such as: (a) buried demolition debris containing lead-based paint or asbestos; (b) underground heating oil tanks; (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial or manufacturing land uses; (d) illegal dumping; (e) nearby railroad operations; and (f) airborne deposit of lead and other contaminants from historical use of lead gasoline and surrounding industries. Grantee acknowledges receipt of a fact sheet prepared by the United States Environmental Protection Agency about urban gardening best management practices to prevent or reduce exposure to contaminants that may be present in soils, "Reusing Potentially Contaminated Landscapes: Growing Gardens in Urban Soils," EPA 542/F-10/011 (Spring 2011).
- e. **"As Is", "Where Is" And "With All Faults" Conveyance.** Grantee acknowledges and agrees that Grantee has had an opportunity to inspect the City Lot 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 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. Grantee acknowledges and agrees that the City Lot is being conveyed, and Grantee 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. Grantee acknowledges and agrees that Grantee 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.
- f. **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 City Lot.
- g. **Affordable Housing And Municipal Code Requirements.** Grantee acknowledges and agrees that the sale of City-owned land may trigger Section 2-44-085 of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or

replaced, the "Affordable Requirements Ordinance"), and therefore, that a future residential project on the City Lot may be subject to the requirements of the Affordable Requirements Ordinance. Grantee also acknowledges and agrees that other provisions of the Municipal Code of Chicago (currently and as hereafter amended, supplemented or replaced) apply to the City Lot and Grantee's use, maintenance, and transfer of the City Lot.

SECTION 6. The Commissioner and a designee of the Commissioner are 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 land conveyance 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 7. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 8. This ordinance shall be in full force and effect from and after the date of its passage and approval.

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

Exhibit "A".
(To Ordinance)

Legal Description Of The City Lots.

(Subject to Final Title Commitment and Survey)

City Lot Number 1:

Lots 1 and 2 in Francis B Little's Resubdivision of Block 1 of Derby and Wallace's Subdivision of that part south of Barry Point Road of the northwest 1/4 of the northwest 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian,

in Cook County, Illinois, commonly known as 108 -- 114 South Sacramento Avenue/
3001 -- 3007 West Fifth Avenue, Chicago, Illinois.

PIN: 16-13-115-011-0000

Address: 3001 West Fifth Avenue, Chicago, Illinois 60612

Sq. Ft.: 8,947

Valuation: \$26,841

Sales Price: \$1

Ward: 28th Ward

Community Area: East Garfield Park -- 27

City Lot Number 2:

Lot 3 in Francis B Little's Resubdivision of Block 1 of Derby and Wallace's Subdivision of that part south of Barry Point Road of the northwest 1/4 of the northwest 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 3011 West Fifth Avenue, Chicago, Illinois.

PIN: 16-13-115-010-0000

Address: 3011 West Fifth Avenue, Chicago, Illinois 60612

Sq. Ft.: 3,106

Valuation: \$12,425

Sales Price: \$1

Ward: 28th Ward

Community Area: East Garfield Park -- 27

Exhibit "B".
(To Ordinance)

Grant Agreement With NeighborSpace.

Garfield Park Community Orchards
"North and South Sites"

This grant agreement (this "Agreement") is entered into this _____ day of _____, 2026, between the City of Chicago (the "City"), an Illinois municipal corporation, acting through its Department of Planning and Development (the "DPD"), and NeighborSpace, an Illinois not-for-profit corporation (the "Grantee"). Grantee and the City are sometimes referred to herein as the "Parties."

RECITALS

WHEREAS, Grantee is a local community group that is dedicated to preserving and developing open space; and

WHEREAS, the City is a municipal corporation and home rule unit of local government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, it is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, on April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago, as amended (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, the Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, pursuant to the Open Space Ordinance, the Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance), in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the Fee-Paying Developments built in the East Garfield Park Community Area have deepened the already significant deficits of open space in

the East Garfield Park Community Area, which deficits were documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 pursuant to an ordinance published at pages 69309-69311 of the Journal of the Proceedings of the City Council (the "Journal") of the same date; and

WHEREAS, the City desires to grant to the Grantee certain Open Space Fee proceeds to pay or reimburse the Grantee for the development of the Garfield Park Community Orchards, a two-site community orchard project, to be located generally at 3001 West Fifth Avenue and 3011 West Fifth Avenue in the East Garfield Park Community Area (the "Project"); and

WHEREAS, DPD desires to provide to the Grantee Open Space Fee proceeds in the amount of \$411,544 from the East Garfield Park Community Area for the Project (the "Grant"); and

WHEREAS, the Open Space Ordinance requires that Open Space Fee proceeds be used for open space acquisition and capital improvements, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, the Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous Community Area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the use of Open Space Fee proceeds to fund the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that Open Space Fee proceeds to be used for the purposes set forth herein have come from the specific funds set up by DOF for the East Garfield Park Community Area, in which the Fee-Paying Developments are located and from which the Open Space Fees were collected; and

WHEREAS, on _____, 2026, the City Council of the City adopted an ordinance published in the Journal for said date commencing on page _____ thereof, among other things, finding that the Project would provide a direct and material benefit to the residents of the new developments originating the Open Space Fees and authorizing the Grant subject to certain terms and conditions; and

WHEREAS, under the terms and conditions hereof, the City agrees to make the Grant available to the Grantee; and

WHEREAS, the City and the Grantee have among their powers and authority the ability to contract with each other to perform the undertakings described herein;

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:

TERMS AND CONDITIONS

SECTION 1. INCORPORATION OF RECITALS

The recitals set forth above are incorporated into this Agreement and made a part hereof.

SECTION 2. THE GRANT

A. Subject to the provisions set forth in this Agreement, the City will disburse the Grant to pay or reimburse Grantee for all or part of the cost of completing the Project. The Grant must be used exclusively towards completion of the Project. If the Grant should exceed the cost of completing the Project, Grantee must repay any such excess Grant funds to the City.

B. Grantee hereby acknowledges and agrees that the Grant may be used only to pay capital improvement costs as described in Exhibit 1, ("Eligible Costs").

C. Grantee is solely responsible for any fees, costs and expenses in excess of the amount of the Grant and will hold the City harmless from all such excess fees, costs and expenses.

D. The source and amount of funds for disbursements under this Agreement are from Fund Number PS27 131 54 5027 2604 in a not to exceed amount of \$411,544 from the East Garfield Park Community Area.

E. Grantee hereby acknowledges and agrees that the City's obligations hereunder are subject in every respect to the availability of the Open Space Fee proceeds. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for disbursements of Grant funds, then the City will notify Grantee in writing of that occurrence, and this Agreement will terminate on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for disbursement under this Agreement are exhausted.

SECTION 3. COVENANTS AND REPRESENTATIONS

Grantee hereby warrants, represents and/or covenants to the City that:

A. Grantee will use the Grant Funds solely for the Project and to pay only for Eligible Costs.

B. Grantee will comply with all applicable federal, state, and local statutes, laws, ordinances, rules, regulations and executive orders that are in effect from time to time that pertain to or affect the Project, Grantee, or the Grant. Upon the City's request, Grantee will provide evidence of such compliance satisfactory to the City.

C. Grantee agrees that provisions required to be inserted in this Agreement by laws, ordinances, rules, regulations or executive orders are deemed inserted whether or not they appear in this Agreement and that in no event will the failure to insert such provisions prevent the enforcement of this Agreement.

D. Grantee has full power and authority to enter into and perform its obligations under this Agreement, and the signing and delivery of this Agreement and the performance of its obligations under this Agreement have been duly authorized by all requisite corporate action.

E. Signing, delivery and performance by Grantee of this Agreement does not violate its bylaws, articles of incorporation, resolutions or any applicable provision of law, or constitute a material breach of, default under or require any consent under, any agreement, instrument or document, including any related to borrowing monies, to which Grantee is party or by which it is bound.

F. There are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened or affecting Grantee that would materially impair its ability to perform under this Agreement.

G. Grantee is not in default on any loan or borrowing that may materially affect its ability to perform under this Agreement.

H. Grantee and all its contractors and subcontractors shall meet labor standards and prevailing wage standards required by federal, state and City laws, regulations and ordinances.

I. Grantee shall maintain and keep in force, at its sole cost and expense, at all times during its existence, insurance in such amounts and of such type as set forth in Section 7 hereof.

J. Grantee shall at all times perform its work in fulfilling Grantee's corporate mission with the utmost care, skill and diligence in accordance with the applicable standards currently recognized in the community.

K. Grantee shall comply with all policies issued by the City relating to Illinois not-for-profit corporations and federal tax-exempt entities, as such policies may be modified, amended or supplemented from time to time.

L. Grantee shall maintain title to the Property in perpetuity and shall operate it, or cause it to be operated, as an open public space for such term.

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

SECTION 4. TERM

The term of this Agreement shall commence on the date hereof and shall expire upon completion of the Parties' compliance with their respective obligations hereunder or termination of this Agreement according to its terms, whichever occurs first.

SECTION 5. [intentionally omitted]

SECTION 6. DISBURSEMENTS

The City will disburse the Grant funds to Grantee after the City has reviewed and approved a listing of Eligible Costs, in such detail and with such supporting documentation as the City may require.

SECTION 7. INSURANCE

Grantee shall provide and maintain at Grantee's own expense, or cause to be provided during the term of the Agreement, the insurance coverages and requirements specified below, insuring all operations related to the Agreement.

A. INSURANCE TO BE PROVIDED

1) Workers Compensation and Employers Liability

Workers Compensation as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employers Liability coverage with limits of not less than \$100,000 each accident or illness.

2) Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages shall include the following: All premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

3) Automobile Liability (Primary and Umbrella)

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, Grantee shall provide or cause to be provided, Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage.

4) Professional Liability

When any architects, engineers or professional consultants perform work in connection with this Agreement, Grantee shall cause to be provided, Professional Liability Insurance covering acts, errors, or omissions shall be maintained with limits of not less than \$1,000,000.

B. OTHER REQUIREMENTS

Grantee will furnish the City of Chicago, Department of Planning and Development, City Hall, Room 1000, 121 North LaSalle Street 60602, original Certificates of Insurance evidencing the required coverage to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. Grantee shall submit evidence of insurance on the City of

Chicago Insurance Certificate Form or equivalent prior to Agreement award. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in the Agreements have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of the City to obtain certificates or other insurance evidence required under this Agreement shall not be deemed to be a waiver by the City of any requirements for Grantee to obtain and maintain the specified coverages.

Grantee shall advise all insurers of the Agreement provisions regarding insurance. Non-conforming insurance shall not relieve Grantee of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to stop work until proper evidence of insurance is provided, or the Agreement may be terminated.

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

Any and all deductibles or self-insured retentions on referenced insurance coverages shall be borne by Grantee and contractors.

Grantee agrees that insurers shall waive their rights of subrogation against the City of Chicago, its employees, elected officials, agents, or representatives.

Grantee expressly understands and agrees that any coverage and limits furnished by Grantee shall in no way limit Grantee's liabilities and responsibilities specified within the Agreement documents or by law.

Grantee expressly understands and agrees that any insurance or self-insurance programs maintained by the City of Chicago shall not contribute with insurance provided by Grantee under the Agreement.

The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity in this Agreement given as a matter of law.

Grantee shall require all subcontractors to provide the insurance required herein or Grantee may provide the coverages for subcontractors. All subcontractors shall be subject to the same insurance requirements as Grantee is subject to under this Agreement, unless otherwise specified herein.

The City of Chicago Risk Management Department maintains the right to modify, delete, alter or change these requirements.

SECTION 8. INDEMNIFICATION

Grantee agrees to indemnify and hold the City, its officials, agents and employees harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses, including, without limitation, attorney's fees and court costs suffered or incurred by the City arising from or in connection with this Agreement. This indemnification shall survive the termination or expiration of this Agreement.

SECTION 9. DEFAULT, REMEDIES AND TERMINATION

A. [intentionally omitted]

B. If Grantee, without the City's written consent, fails to complete the Project within 365 days after the date hereof or transfers title to the Project property to a third party after the date hereof, then the City may terminate this Agreement by providing written notice to Grantee. If the City so terminates this Agreement, Grantee shall reimburse the City promptly any amounts received pursuant to this Agreement.

C. If Grantee defaults by failing to perform any of its obligations under this Agreement not described in paragraphs A or B of this Section 9, and does not cure its default as provided in paragraph D of this Section 9, the City may terminate this Agreement and Grantee will repay the City promptly any amounts received pursuant to this Agreement.

D. If Grantee's default is not described in paragraphs A or B of this Section 9, the City will give Grantee 30 days advance written notice of the City's intent to terminate stating the nature of the default. If Grantee does not cure the default within the 30-day notice period, the termination will become effective at the end of the period. With respect to those defaults that are not capable of being cured within the 30-day period, Grantee will not be deemed to be in default if it has begun to cure the default within the 30-day period and thereafter diligently and continuously pursues the cure of the default until cured.

E. The City may, in any court of competent jurisdiction, by any proceeding at law or in equity, seek the specific performance of the agreements contained in this Agreement, or damages for failure of performance, or both.

F. Failure by Grantee or any controlling person (as defined in Section 1-23-010 of the Code) thereof to maintain eligibility to do business with the City as required by Section 1-23-030 of the Code shall be grounds for termination of this Agreement and the transactions contemplated hereby

SECTION 10. NO LIABILITY OF OFFICIALS

No elected or appointed official or member or employee or agent of the City shall be charged personally by Grantee or by an assignee or subcontractor, with any liability or expenses of defense or be held personally liable under any term or provision of this Agreement because of their execution or attempted execution or because of any breach hereof

SECTION 11. NO BUSINESS RELATIONSHIPS WITH ELECTED OFFICIALS

Under Section 2-156-030(b) of the Code, 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 official has a business relationship that creates a financial interest, 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. **Violation of Section 2-156-030(b) by any elected official with respect to this Agreement is grounds for termination of this Agreement.** The term financial interest is defined as set forth in Section

2-156-010 of the Code.

Section 2-156-010 defines a “**financial interest**” as an interest held by an official or employee that is valued or capable of valuation in monetary terms with a current value of more than \$1,000.00, provided that such interest shall not include (1) the authorized compensation paid to an official or employee for any office or employment; (2) a time or demand deposit in a financial institution; or (3) an endowment or insurance policy or annuity contract purchased from an insurance company; or (4) any ownership through purchase at fair market value or inheritance of the shares of a mutual fund corporation, regardless of the value of or dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended; or (5) any ownership through purchase at fair market value or inheritance of not more than \$15,000.00 worth of the shares of a corporation, or any corporate subsidiary, parent or affiliate thereof, regardless of the dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended. Such interest also shall not include any ownership by a current official or employee through purchase at fair market value or inheritance of less than one percent of the shares of a corporation, or any corporate subsidiary, parent or affiliate thereof, regardless of the value or dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended, and if such ownership existed before November 1, 2012.

SECTION 12. GENERAL CONDITIONS

A. Assignment. This Agreement, or any portion thereof, shall not be assigned by either party without the express prior written consent of the other.

B. Construction of Words. As used in this Agreement, the singular of any word shall include the plural, and vice versa. Masculine, feminine and neuter pronouns shall be fully interchangeable, where the context so requires.

C. Counterparts. This Agreement may be executed in counterparts and by different parties in separate counterparts, with the same effect as if all parties had signed the same document. All such counterparts shall be deemed an original, shall be construed together and shall constitute one and the same instrument.

D. Entire Agreement. This Agreement contains the entire agreement between the City and Grantee and supersedes all prior agreements, negotiation and discussion between them with respect to the Project.

E. Exhibits. Any exhibits to this Agreement will be construed to be an integral part of this Agreement to the same extent as if the same has been set forth verbatim herein.

F. Governing Law. This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof.

G. Inspection and Records. Grantee shall provide the City with reasonable access to its books and records relating to the Project as shall be required by the City and necessary to reflect and disclose fully the amount and disposition of the Grant. Any duly authorized representative of the City shall, at all reasonable times, have access to all portions of the Property where the Project is located. The rights of access and inspection provided in this paragraph shall continue for five years from the later of the expiration or the termination of this agreement

H. Modification. This Agreement may not be modified or amended except by an agreement in writing signed by the parties.

I. Notice. Any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the address set forth below by any of the following means: (a) personal service; (b) electronic communication, whether by telex, telegram, or fax; (c) overnight courier; or (d) registered or certified first class mail postage prepaid, return receipt requested.

To the City: City of Chicago
Department Planning and Development
Attention: Commissioner
City Hall, Room 1000
121 N. LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (Fax)

With copies to: Department of Law
City of Chicago
Attention: Finance and Economic Development Division
City Hall, Room 600
121 N. LaSalle Street
Chicago, Illinois 60602
(312) 744-0200
(312) 744-8538 (Fax)

To Grantee: NeighborSpace
445 N. Sacramento Blvd.
Chicago, Illinois 60612
Attention: Ben Helphand, Executive Director

Any notice, demand or communication given pursuant to either clause (a) or (b) hereof shall be deemed received upon such personal service or upon dispatch by electronic means, respectively. Any notice, demand or communication given pursuant to clause (c) hereof shall be deemed received on the day immediately following deposit with the overnight courier. Any notice, demand or communication given pursuant to clause (d) hereof shall be deemed received three 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.

J. Parties' Interest / No Third Party Beneficiaries. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of, and be enforceable by, the respective successors and permitted assigns of the parties hereto. This Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a party to this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor any act of the City or Grantee shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City or Grantee.

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

L. Titles and Headings. Titles and headings in this Agreement are inserted for convenience and are not intended to be part of or affect the meaning or interpretation of this Agreement.

M. Venue and Consent to Jurisdiction. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

N. Waiver. Waiver by the City with respect to the breach of this Agreement shall not be considered or treated as a waiver of the rights of the City with respect to any other default or with respect to any particular default except to the extent specifically waived by the City in writing. Any waiver by the City must be in writing. Failure of the City, for any period of time or on more than one occasion, to exercise any remedy available to the City under this Agreement or otherwise shall not constitute a waiver of the right to exercise the same at any time thereafter or in the event of any subsequent event of default. No act of omission or commission of the City, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same; any such waiver or release is to be effected only through a written document executed by the City and then only to the extent specifically recited therein.

O. Executive Order 2011-4. Grantee agrees that Grantee, any person or entity who directly or indirectly has an ownership or beneficial interest in Grantee of more than 7.5 percent ("Owners"), spouses and domestic partners of such Owners, Grantee's Subcontractors, any person or entity who directly or indirectly has an ownership or beneficial interest in any Subcontractors of more than 7.5 percent ("Sub-owners") and spouses and domestic partners of such Sub-owners (Grantee 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 (the "Mayor") or to his political fundraising committee (i) after execution of this bid, proposal or Agreement by Grantee, while this Agreement or any Other Contract is executory, (ii) during the term of this Agreement or any Other Contract between Grantee and the City, and/or (iii) during any period while an extension of this Agreement or any Other Contract is being sought or negotiated.

Grantee represents and warrants that since the date of public advertisement of the specification, request for qualifications, request for proposals or request for information (or any combination of those requests) or, if not competitively procured, from the date the City approached Grantee or the date Grantee 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.

Grantee agrees that Grantee shall not: (a) coerce, compel or intimidate Grantee's employees to make a contribution of any amount to the Mayor or to the Mayor's political fundraising committee; (b) reimburse Grantee's 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.

Grantee agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order No. 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order No. 2011-4.

Grantee agrees that a violation of, non-compliance with, misrepresentation with respect to, or breach of any covenant or warranty under this provision 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. Such breach and default entitle the City to all remedies (including without limitation termination for default) under this Agreement, under any Other Contract, at law and in equity. This provision amends any Other Contract and supersedes any inconsistent provision contained therein.

If Grantee violates this provision or Mayoral Executive Order No. 2011-4 prior to award of the Agreement resulting from this specification, the Commissioner may reject Grantee's bid.

For purposes of this provision:

"Other Contract" means any other agreement with the City to which Grantee are a party that is (i) formed under the authority of chapter 2-92 of the 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.

"Contribution" means a "political contribution" as defined in Chapter 2-156 of the Code.

"Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Code.

For purposes of this Section 12(O) only, individuals are "Domestic Partners" if they satisfy the following criteria: (a) they are each other's sole domestic partner, responsible for each other's common welfare; and (b) neither party is married, as marriage is defined under Illinois law; and (c) the partners are not related by blood closer than would bar marriage in the State of Illinois; and (d) 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 (e) two of the following four conditions exist for the partners: (i) the partners have been residing together for at least 12 months, (ii) the partners have common or joint ownership of a residence, (iii) the partners have at least two of the following arrangements: (A) joint ownership of a motor vehicle; (B) a joint credit account; (C) a joint checking account; and (D) a lease for a residence identifying both domestic partners as tenants, and (iv) each partner identifies the other partner as a primary beneficiary in a will.

"Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Code.

P. FOIA and Local Records Act Compliance.

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

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

3) Local Records Act. Grantee acknowledges that the City is subject to the Local Records Act, 50 ILCS 205/1 et. seq., as amended (the "Local Records Act"). The Local Records Act provides that public records may only be disposed of as provided in the Local Records Act. If requested by the City, Grantee covenants to use its best efforts consistently applied to assist the City in its compliance with the Local Records Act concerning records arising under or in connection with this Agreement and the transactions contemplated in the Agreement.

[The remainder of this page is intentionally blank.

Signatures appear on the following page.]

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, an Illinois municipal corporation

By: _____
Ciere Boatright
Commissioner of Planning and Development

NEIGHBORSPLACE, an Illinois not-for-profit corporation

By: _____
Ben Helphand
Executive Director

(Sub)Exhibit 1 referred to in this Grant Agreement with NeighborSpace reads as follows:

(Sub)Exhibit 1.
(To Grant Agreement With NeighborSpace)

Eligible Costs.

Garfield Park Community Orchards
"North and South Sites"

Item	Cost
Acquisition	\$ 5,000.00
Demolition	1,750.00
Site Prep	447,815.00
Landscape and Paving	362,990.00
Hard Costs	310,467.00
Equipment	2,400.00
Furniture/Fixtures	20,400.00
General Conditions	11,900.00
Design and Engineering	249,000.00
Legal and Insurance	6,022.00
Indirect Costs at 10%	144,085.00
Project Management at 10%	144,085.00
Contingency	61,371,000
Total:	\$ 1,767,285.00 *

* Notwithstanding this amount, in no event shall the grant of OSIF funds contemplated in this Agreement exceed \$411,544.

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR DEVELOPMENT OF
MONTROSE METRA GARDEN AT 4350 N. RAVENSWOOD AVE.

[O2026-0026341]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, July 7, 2026.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an ordinance (O2026-0026341) for expenditure of Open Space Impact Fee funds for development of Montrose Metra Garden at 4350 North Ravenswood Avenue, having the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on July 7, 2026.

(Signed) NICHOLAS SPOSATO,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the City's Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance) in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The City's Department of Planning and Development ("DPD") has determined that the Fee-Paying Developments built in the North Center Community Area have deepened the already significant deficit of open space in the North Center Community Area, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan", adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 and appearing on pages 69309 -- 69311 of the *Journal of the Proceedings of the City Council* of the same date; and

WHEREAS, NeighborSpace, an Illinois not-for-profit corporation (the "Grantee"), is dedicated to preserving and developing open space; and

WHEREAS, The City desires to grant to the Grantee certain Open Space Fee proceeds to pay or reimburse the Grantee for the installation of a water source in the southern section of Montrose Metra Garden, which is generally located at 4350 North Ravenswood Avenue, Chicago, Illinois in the North Center Community Area (the "Project"); and

WHEREAS, DPD desires to provide to the Grantee Open Space Fee proceeds in the amount of \$79,200 from the North Center Community Area for the Project; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be used for open space acquisition or capital improvements, or both, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous community area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has agreed to use Open Space Fee proceeds to pay for water hydrant installation costs relating to the Project; and

WHEREAS, DPD has determined that the use of the Open Space Fee proceeds to assist the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected in that the Open Space Fee proceeds used for the Project will come from the specific funds set up by DOF for the corresponding Community Areas in which a Fee-Paying Development is located and from which the Open Space Fees were collected; and

WHEREAS, DPD has recommended that the City Council make a finding that the expenditure of the Open Space Fee proceeds as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

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

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

SECTION 2. The City Council hereby finds that the expenditure of Open Space Fee proceeds will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fee proceeds.

SECTION 3. The Commissioner of Planning and Development (the "Commissioner") and a designee of the Commissioner are each hereby authorized, subject to the approval of the Corporation Counsel, to enter into an agreement with the Grantee in connection herewith, in substantially the form attached hereto as Exhibit A and made a part hereof, with such changes, deletions and insertions as shall be approved by the persons executing the agreement, and to provide Open Space Fee proceeds to the Grantee in an amount not to exceed \$79,200, from the corresponding fund to pay for expenses permitted under the Open Space Ordinance.

SECTION 4. Open Space Fee proceeds in the amount of \$79,200 from the North Center Community Area are hereby appropriated for the purposes described herein.

SECTION 5. To the extent that any ordinance, resolution, rule, order or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 6. This ordinance shall 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".
(To Ordinance)

Grant Agreement With NeighborSpace.

Montrose Metra Garden 2026

This grant agreement (this "Agreement") is entered into this _____ day of _____, 2026, between the City of Chicago (the "City"), an Illinois municipal corporation, acting through its Department of Planning and Development ("DPD"), and NeighborSpace, an Illinois not-for-profit corporation ("Grantee"). Grantee and the City are sometimes referred to herein as the "Parties."

RECITALS

WHEREAS, Grantee is a local community group that is dedicated to preserving and creating open space; and

WHEREAS, the City is a municipal corporation and home rule unit of local government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, it is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, on April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago, as amended (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, the Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, pursuant to the Open Space Ordinance, the Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance), in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the Fee-Paying Developments built in the North

Center Community Area have deepened the already significant deficits of open space in the North Center Community Area, which deficits were documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 pursuant to an ordinance published at pages 69309-69311 of the Journal of the Proceedings of the City Council (the "Journal") of the same date; and

WHEREAS, the City desires to grant to the Grantee certain Open Space Fee proceeds to pay or reimburse the Grantee for the installation of a water source in the southern section of Montrose Metra Garden, which is generally located at 4350 North Ravenswood Avenue, Chicago, Illinois in the North Center Community Area (the "Project"); and

WHEREAS, DPD desires to provide to the Grantee Open Space Fee proceeds in the amount of \$79,200 from the North Center Community Area for the Project (the "Grant"); and

WHEREAS, the Open Space Ordinance requires that the Open Space Fee proceeds be used for open space acquisition and capital improvements, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, the Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous Community Area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the use of the Open Space Fee proceeds to fund the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that Open Space Fee proceeds to be used for the purposes set forth herein have come from the specific funds set up by DOF for the North Center Community Area, in which the Fee-Paying Developments are located and from which the Open Space Fees were collected; and

WHEREAS, on _____, 2026, the City Council of the City adopted an ordinance published in the Journal for said date commencing on page _____ thereof, among other things, finding that the Project would provide a direct and material benefit to the residents of the new developments originating the Open Space Fees and authorizing the Grant subject to certain terms and conditions; and

WHEREAS, under the terms and conditions hereof, the City agrees to make the Grant available to the Grantee; and

WHEREAS, the City and the Grantee have among their powers and authority the ability to contract with each other to perform the undertakings described herein;

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:

TERMS AND CONDITIONS

SECTION 1. INCORPORATION OF RECITALS

The recitals set forth above are incorporated into this Agreement and made a part hereof.

SECTION 2. THE GRANT

A. Subject to the provisions set forth in this Agreement, the City will disburse the Grant to pay or reimburse the Grantee for all or part of the cost of completing the Project. The Grant must be used exclusively towards completion of the Project. If the Grant should exceed the cost of completing the Project, Grantee must repay any such excess Grant funds to the City.

B. Grantee hereby acknowledges and agrees that the Grant may be used only to pay capital improvement costs as described in Exhibit 1, ("Eligible Costs").

C. Grantee is solely responsible for any fees, costs and expenses in excess of the amount of the Grant and will hold the City harmless from all such excess fees, costs and expenses.

D. The source and amount of funds for disbursements under this Agreement are from Fund Number PS05 131 54 5005 2604 in an amount not to exceed \$79,200 from the North Center Community Area.

E. Grantee hereby acknowledges and agrees that the City's obligations hereunder are subject in every respect to the availability of the Open Space Fee proceeds. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for disbursements of Grant funds, then the City will notify Grantee in writing of that occurrence, and this Agreement will terminate on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for disbursement under this Agreement are exhausted.

SECTION 3. COVENANTS AND REPRESENTATIONS

Grantee hereby warrants, represents and/or covenants to the City that:

A. Grantee will use the Grant Funds solely for the Project and to pay only for Eligible Costs.

B. Grantee will comply with all applicable federal, state, and local statutes, laws, ordinances, rules, regulations and executive orders that are in effect from time to time that pertain to or affect the Project, Grantee, or the Grant. Upon the City's request, Grantee will provide evidence of such compliance satisfactory to the City.

C. Grantee agrees that provisions required to be inserted in this Agreement by laws, ordinances, rules, regulations or executive orders are deemed inserted whether or not they appear in this Agreement and that in no event will the failure to insert such provisions prevent the enforcement of this Agreement.

D. Grantee has full power and authority to enter into and perform its obligations under

this Agreement, and the signing and delivery of this Agreement and the performance of its obligations under this Agreement have been duly authorized by all requisite corporate action.

E. Signing, delivery and performance by Grantee of this Agreement does not violate its bylaws, articles of incorporation, resolutions or any applicable provision of law, or constitute a material breach of, default under or require any consent under, any agreement, instrument or document, including any related to borrowing monies, to which Grantee is party or by which it is bound.

F. There are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened or affecting Grantee that would materially impair its ability to perform under this Agreement.

G. Grantee is not in default on any loan or borrowing that may materially affect its ability to perform under this Agreement.

H. Grantee and all its contractors and subcontractors shall meet labor standards and prevailing wage standards required by federal, state and City laws, regulations and ordinances.

I. Grantee shall maintain and keep in force, at its sole cost and expense, at all times during its existence, insurance in such amounts and of such type as set forth in Section 7 hereof.

J. Grantee shall at all times perform its work in fulfilling Grantee's corporate mission with the utmost care, skill and diligence in accordance with the applicable standards currently recognized in the community.

K. Grantee shall comply with all policies issued by the City relating to Illinois not-for-profit corporations and federal tax-exempt entities, as such policies may be modified, amended or supplemented from time to time.

L. Grantee shall maintain title to the Property in perpetuity and shall operate it, or cause it to be operated, as an open public space for such term.

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

SECTION 4. TERM

The term of this Agreement shall commence on the date hereof and shall expire upon completion of the Parties' compliance with their respective obligations hereunder or termination of this Agreement according to its terms, whichever occurs first.

SECTION 5. [intentionally omitted]

SECTION 6. DISBURSEMENTS

The City will disburse the Grant funds to Grantee after the City has reviewed and approved a listing of Eligible Costs, in such detail and with such supporting documentation as the City may require.

SECTION 7. INSURANCE

Grantee shall provide and maintain at Grantee's own expense, or cause to be provided during the term of the Agreement, the insurance coverages and requirements specified below, insuring all operations related to the Agreement

A. INSURANCE TO BE PROVIDED

1) Workers Compensation and Employers Liability

Workers Compensation as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employers Liability coverage with limits of not less than \$100,000 each accident or illness

2) Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages shall include the following: All premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work

3) Automobile Liability (Primary and Umbrella)

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, Grantee shall provide or cause to be provided, Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage

4) Professional Liability

When any architects, engineers or professional consultants perform work in connection with this Agreement, Grantee shall cause to be provided, Professional Liability Insurance covering acts, errors, or omissions shall be maintained with limits of not less than \$1,000,000.

B. OTHER REQUIREMENTS

Grantee will furnish the City of Chicago, Department of Planning and Development, City Hall, Room 1000, 121 North LaSalle Street 60602, original Certificates of Insurance evidencing the required coverage to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. Grantee shall submit evidence of insurance on the City of Chicago Insurance Certificate Form or equivalent prior to Agreement award. The receipt of any

certificate does not constitute agreement by the City that the insurance requirements in the Agreements have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of the City to obtain certificates or other insurance evidence required under this Agreement shall not be deemed to be a waiver by the City of any requirements for Grantee to obtain and maintain the specified coverages.

Grantee shall advise all insurers of the Agreement provisions regarding insurance. Non-conforming insurance shall not relieve Grantee of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to stop work until proper evidence of insurance is provided, or the Agreement may be terminated.

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

Any and all deductibles or self-insured retentions on referenced insurance coverages shall be borne by Grantee and contractors.

Grantee agrees that insurers shall waive their rights of subrogation against the City of Chicago, its employees, elected officials, agents, or representatives.

Grantee expressly understands and agrees that any coverage and limits furnished by Grantee shall in no way limit Grantee's liabilities and responsibilities specified within the Agreement documents or by law.

Grantee expressly understands and agrees that any insurance or self-insurance programs maintained by the City of Chicago shall not contribute with insurance provided by Grantee under the Agreement.

The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity in this Agreement given as a matter of law.

Grantee shall require all subcontractors to provide the insurance required herein or Grantee may provide the coverages for subcontractors. All subcontractors shall be subject to the same insurance requirements as Grantee is subject to under this Agreement, unless otherwise specified herein.

The City of Chicago Risk Management Department maintains the right to modify, delete, alter or change these requirements.

SECTION 8. INDEMNIFICATION

Grantee agrees to indemnify and hold the City, its officials, agents and employees harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses, including, without limitation, attorney's fees and court costs suffered or incurred by the City arising from or in connection with this Agreement. This indemnification shall survive the termination or expiration of this Agreement.

SECTION 9 DEFAULT, REMEDIES AND TERMINATION

A [intentionally omitted]

B If Grantee, without the City's written consent, fails to complete the Project within 365 days after the date hereof or transfers title to the Project property to a third party after the date hereof, then the City may terminate this Agreement by providing written notice to Grantee. If the City so terminates this Agreement, Grantee shall reimburse the City promptly any amounts received pursuant to this Agreement

C If Grantee defaults by failing to perform any of its obligations under this Agreement not described in paragraphs A or B of this Section 9, and does not cure its default as provided in paragraph D of this Section 9, the City may terminate this Agreement and Grantee will repay the City promptly any amounts received pursuant to this Agreement.

D If Grantee's default is not described in paragraphs A or B of this Section 9, the City will give Grantee 30 days advance written notice of the City's intent to terminate stating the nature of the default. If Grantee does not cure the default within the 30-day notice period, the termination will become effective at the end of the period. With respect to those defaults that are not capable of being cured within the 30-day period, Grantee will not be deemed to be in default if it has begun to cure the default within the 30-day period and thereafter diligently and continuously pursues the cure of the default until cured

E. The City may, in any court of competent jurisdiction, by any proceeding at law or in equity, seek the specific performance of the agreements contained in this Agreement, or damages for failure of performance, or both

F Failure by Grantee or any controlling person (as defined in Section 1-23-010 of the Code) thereof to maintain eligibility to do business with the City as required by Section 1-23-030 of the Code shall be grounds for termination of this Agreement and the transactions contemplated hereby

SECTION 10 NO LIABILITY OF OFFICIALS

No elected or appointed official or member or employee or agent of the City shall be charged personally by Grantee or by an assignee or subcontractor, with any liability or expenses of defense or be held personally liable under any term or provision of this Agreement because of their execution or attempted execution or because of any breach hereof

SECTION 11 NO BUSINESS RELATIONSHIPS WITH ELECTED OFFICIALS

Under Section 2-156-030(b) of the Code, 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 official has a business relationship that creates a financial interest, 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. **Violation of Section 2-156-030(b) by any elected official with respect to this Agreement is grounds for termination of this Agreement.** The term financial interest is defined as set forth in Section 2-156-010 of the Code

Section 2-156-010 defines a **"financial interest"** as an interest held by an official or employee that is valued or capable of valuation in monetary terms with a current value of more than \$1,000.00, provided that such interest shall not include (1) the authorized compensation paid to an official or employee for any office or employment; (2) a time or demand deposit in a financial institution; or (3) an endowment or insurance policy or annuity contract purchased from an insurance company; or (4) any ownership through purchase at fair market value or inheritance of the shares of a mutual fund corporation, regardless of the value of or dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended; or (5) any ownership through purchase at fair market value or inheritance of not more than \$15,000.00 worth of the shares of a corporation, or any corporate subsidiary, parent or affiliate thereof, regardless of the dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended. Such interest also shall not include any ownership by a current official or employee through purchase at fair market value or inheritance of less than one percent of the shares of a corporation, or any corporate subsidiary, parent or affiliate thereof, regardless of the value or dividends on such shares, if such shares are registered on a securities exchange pursuant to the Securities Exchange Act of 1934, as amended, and if such ownership existed before November 1, 2012.

SECTION 12. GENERAL CONDITIONS

A. Assignment. This Agreement, or any portion thereof, shall not be assigned by either party without the express prior written consent of the other.

B. Construction of Words. As used in this Agreement, the singular of any word shall include the plural, and vice versa. Masculine, feminine and neuter pronouns shall be fully interchangeable, where the context so requires.

C. Counterparts. This Agreement may be executed in counterparts and by different parties in separate counterparts, with the same effect as if all parties had signed the same document. All such counterparts shall be deemed an original, shall be construed together and shall constitute one and the same instrument.

D. Entire Agreement. This Agreement contains the entire agreement between the City and Grantee and supersedes all prior agreements, negotiation and discussion between them with respect to the Project.

E. Exhibits. Any exhibits to this Agreement will be construed to be an integral part of this Agreement to the same extent as if the same has been set forth verbatim herein.

F. Governing Law. This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof.

G. Inspection and Records. Grantee shall provide the City with reasonable access to

its books and records relating to the Project as shall be required by the City and necessary to reflect and disclose fully the amount and disposition of the Grant. Any duly authorized representative of the City shall, at all reasonable times, have access to all portions of the Property where the Project is located. The rights of access and inspection provided in this paragraph shall continue for five years from the later of the expiration or the termination of this agreement

H. Modification. This Agreement may not be modified or amended except by an agreement in writing signed by the parties.

I. Notice. Any notice, demand or communication required or permitted to be given hereunder shall be given in writing at the address set forth below by any of the following means: (a) personal service; (b) electronic communication, whether by telex, telegram, or fax; (c) overnight courier; or (d) registered or certified first class mail postage prepaid, return receipt requested.

To the City: City of Chicago
 Department Planning and Development
 Attention: Commissioner
 City Hall, Room 1000
 121 N. LaSalle Street
 Chicago, Illinois 60602
 (312) 744-4190
 (312) 744-2271 (Fax)

With copies to: Department of Law
 City of Chicago
 Attention: Finance and Economic Development Division
 City Hall, Room 600
 121 N. LaSalle Street
 Chicago, Illinois 60602
 (312) 744-0200
 (312) 744-8538 (Fax)

To Grantee: NeighborSpace
 445 N. Sacramento Blvd.
 Chicago, Illinois 60612
 Attention: Ben Helphand, Executive Director

Any notice, demand or communication given pursuant to either clause (a) or (b) hereof

shall be deemed received upon such personal service or upon dispatch by electronic means, respectively. Any notice, demand or communication given pursuant to clause (c) hereof shall be deemed received on the day immediately following deposit with the overnight courier. Any notice, demand or communication given pursuant to clause (d) hereof shall be deemed received three 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.

J. Parties' Interest / No Third Party Beneficiaries. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of, and be enforceable by, the respective successors and permitted assigns of the parties hereto. This Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a party to this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor any act of the City or Grantee shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City or Grantee.

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

L. Titles and Headings. Titles and headings in this Agreement are inserted for convenience and are not intended to be part of or affect the meaning or interpretation of this Agreement.

M. Venue and Consent to Jurisdiction. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

N. Waiver. Waiver by the City with respect to the breach of this Agreement shall not be considered or treated as a waiver of the rights of the City with respect to any other default or with respect to any particular default except to the extent specifically waived by the City in writing. Any waiver by the City must be in writing. Failure of the City, for any period of time or on more than one occasion, to exercise any remedy available to the City under this Agreement or otherwise shall not constitute a waiver of the right to exercise the same at any time thereafter or in the event of any subsequent event of default. No act of omission or commission of the City, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same; any such waiver or release is to be effected only through a written document executed by the City and then only to the extent specifically recited therein.

O. Executive Order 2011-4. Grantee agrees that Grantee, any person or entity who

directly or indirectly has an ownership or beneficial interest in Grantee of more than 7.5 percent ("Owners"), spouses and domestic partners of such Owners, Grantee's Subcontractors, any person or entity who directly or indirectly has an ownership or beneficial interest in any Subcontractors of more than 7.5 percent ("Sub-owners") and spouses and domestic partners of such Sub-owners (Grantee 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 (the "Mayor") or to his political fundraising committee (i) after execution of this bid, proposal or Agreement by Grantee, while this Agreement or any Other Contract is executory, (ii) during the term of this Agreement or any Other Contract between Grantee and the City, and/or (iii) during any period while an extension of this Agreement or any Other Contract is being sought or negotiated.

Grantee represents and warrants that since the date of public advertisement of the specification, request for qualifications, request for proposals or request for information (or any combination of those requests) or, if not competitively procured, from the date the City approached Grantee or the date Grantee 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.

Grantee agrees that Grantee shall not: (a) coerce, compel or intimidate Grantee's employees to make a contribution of any amount to the Mayor or to the Mayor's political fundraising committee; (b) reimburse Grantee's 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.

Grantee agrees that the Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order No. 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order No. 2011-4.

Grantee agrees that a violation of, non-compliance with, misrepresentation with respect to, or breach of any covenant or warranty under this provision 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. Such breach and default entitles the City to all remedies (including without limitation termination for default) under this Agreement, under any Other Contract, at law and in equity. This provision amends any Other Contract and supersedes any inconsistent provision contained therein.

If Grantee violates this provision or Mayoral Executive Order No. 2011-4 prior to award of the Agreement resulting from this specification, the Commissioner may reject Grantee's bid.

For purposes of this provision:

"Other Contract" means any other agreement with the City to which Grantee are a party that is (i) formed under the authority of chapter 2-92 of the 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.

"Contribution" means a "political contribution" as defined in Chapter 2-156 of the Code.

"Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Code.

For purposes of this Section 12(O) only, individuals are "Domestic Partners" if they satisfy the following criteria: (a) they are each other's sole domestic partner, responsible for each other's common welfare; and (b) neither party is married, as marriage is defined under Illinois law; and (c) the partners are not related by blood closer than would bar marriage in the State of Illinois; and (d) 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 (e) two of the following four conditions exist for the partners: (i) the partners have been residing together for at least 12 months, (ii) the partners have common or joint ownership of a residence, (iii) the partners have at least two of the following arrangements: (A) joint ownership of a motor vehicle; (B) a joint credit account; (C) a joint checking account; and (D) a lease for a residence identifying both domestic partners as tenants, and (iv) each partner identifies the other partner as a primary beneficiary in a will.

"Political fundraising committee" means a "political fundraising committee" as defined in Chapter 2-156 of the Code.

P. FOIA and Local Records Act Compliance.

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

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

3) Local Records Act. Grantee acknowledges that the City is subject to the Local Records Act, 50 ILCS 205/1 et. seq., as amended (the "Local Records Act"). The Local Records Act provides that public records may only be disposed of as provided in the Local Records Act. If requested by the City, Grantee covenants to use its best efforts consistently applied to assist the City in its compliance with the Local Records Act concerning records arising under or in connection with this Agreement and the transactions contemplated in the Agreement.

[The remainder of this page is intentionally blank.

Signatures appear on the following page.]

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, an Illinois municipal corporation

By: _____
Ciere Boatright
Commissioner of Planning and Development

NEIGHBORSPLACE, an Illinois not-for-profit corporation

By: _____
Ben Helphand
Executive Director

(Sub)Exhibit 1 referred to in this Grant Agreement with NeighborSpace reads as follows:

(Sub)Exhibit 1.
(To Grant Agreement With NeighborSpace)

Eligible Costs.

Item	Cost
Hydrant installation	\$72,000.00
Project management and Administration	7,200.00
Total:	\$79,200.00*

EXPENDITURE OF OPEN SPACE IMPACT FEE FUNDS FOR DEVELOPMENT OF
CIRCESTEEM PLAZA AT 4730 N. SHERIDAN RD.

[O2026-0026347]

The Committee on Special Events, Cultural Affairs and Recreation submitted the following report:

CHICAGO, July 7, 2026.

To the President and Members of the City Council:

Your Committee on Special Events, Cultural Affairs and Recreation, to which was referred an ordinance (O2026-0026347) for expenditure of Open Space Impact Fee funds for development of CircEsteem Plaza at 4730 North Sheridan Road, having the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

* Notwithstanding this amount, in no event shall the grant of OSIF funds contemplated in this Agreement exceed \$79,200.

This recommendation was concurred in by a unanimous vote of the members of the committee present and with no dissenting votes on July 7, 2026.

(Signed) NICHOLAS SPOSATO,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, It is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, On April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, The Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, Pursuant to the Open Space Ordinance, the City's Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance) in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, The City's Department of Planning and Development ("DPD") has determined that the Fee-Paying Developments built in the Uptown Community Area have deepened the already significant deficit of open space in the Uptown Community Area, which deficit was documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 and appearing on pages 69309 -- 69311 of the *Journal of the Proceedings of the City Council* of the same date; and

WHEREAS, DPD desires to use Open Space Fee proceeds to pay for certain costs relating to the development of CircEsteem Plaza which will be constructed in the right-of-way at the intersection of North Sheridan Road and West Lakeside Place in Chicago, Illinois and generally located at 4730 North Sheridan Road, Chicago, Illinois, which is located in the Uptown Community Area (the "Project"); and

WHEREAS, The Project will include a 2,900-square-foot plaza located in front of CircEsteem, Inc., a nonprofit organization that teaches the circus arts, and will feature seating, colorful pavers, landscape planters, and bike racks; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be used for open space acquisition or capital improvements, or both, which provide a direct and material benefit to the new development from which the Open Space Fees are collected; and

WHEREAS, The Open Space Ordinance requires that the Open Space Fee proceeds be expended within the same or a contiguous community area from which they were collected after a legislative finding by the City Council that the expenditure of the

Open Space Fee proceeds will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the use of Open Space Fee proceeds to assist the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected in that the Open Space Fee proceeds used for the Project will come from the specific funds set up by DOF for the corresponding Community Areas in which a Fee-Paying Development is located and from which the Open Space Fees were collected; and

WHEREAS, DPD has recommended that the City Council approve the use of Open Space Fee proceeds for the purposes described in this ordinance; and

WHEREAS, DPD has recommended that the City Council make a finding that the expenditure of the Open Space Fee proceeds as described herein will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

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

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

SECTION 2. The City Council hereby finds that the expenditure of the Open Space Fee proceeds will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fee proceeds.

SECTION 3. Open Space Fee proceeds in an amount not to exceed \$575,000 from the Uptown Community Area are hereby appropriated for the purposes described herein.

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

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

COMMITTEE ON TRANSPORTATION AND PUBLIC WAY.

APPOINTMENT OF OSWALDO ALVAREZ AS MEMBER OF NORTHERN ILLINOIS TRANSIT AUTHORITY BOARD AND CHICAGO TRANSIT BOARD.

[A2026-0027109]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Approve* the proposed mayoral appointment transmitted herewith of Oswaldo Alvarez as a member of the Northern Illinois Transit Authority Board and the Chicago Transit Board (A2026-0027109) for a term effective September 1, 2026, and expiring September 1, 2031. This appointment was referred to the committee on July 14, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Oswaldo Alvarez as a member of the Northern Illinois Transit Authority Board and the Chicago Transit Board was *Approved* by yeas and nays as follows:

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

Nays -- None.

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

APPOINTMENT OF DEE ATKINS AS MEMBER OF NORTHERN ILLINOIS TRANSIT AUTHORITY BOARD.

[A2026-0027108]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Approve* the proposed mayoral appointment transmitted herewith of Dee Atkins as a member of the Northern Illinois Transit Authority Board (A2026-0027108) for a term effective September 1, 2026, and expiring September 1, 2031. This appointment was referred to the committee on July 14, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Dee Atkins as a member of the Northern Illinois Transit Authority Board was *Approved* by yeas and nays as follows:

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

Nays -- None.

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

APPOINTMENT OF LESTER BARCLAY AS MEMBER OF NORTHERN ILLINOIS
TRANSIT AUTHORITY BOARD AND CHICAGO TRANSIT BOARD.

[A2026-0027110]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Approve* the proposed mayoral appointment transmitted herewith of Lester Barclay as a member of the Northern Illinois Transit Authority Board and the Chicago Transit Board (A2026-0027110) for a term effective September 1, 2026, and expiring September 1, 2029. This appointment was referred to the committee on July 14, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Lester Barclay as a member of the Northern Illinois Transit Authority Board and the Chicago Transit Board was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons Dowell, Robinson, Hall, Mitchell, Harris, Beale, Chico, Quinn, Coleman, Moore, Curtis, O'Shea, Mosley, Tabares, Burnett, Ervin, Taliaferro, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Silverstein -- 25.

Nays -- Alderpersons La Spata, Hopkins, Yancy, Lee, Ramirez, Gutiérrez, Lopez, Sigcho-Lopez, Fuentes, Cruz, Quezada, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Martin, Manaa-Hoppenworth, Hadden -- 19.

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

APPOINTMENT OF CHRISTIAN DIAZ AS MEMBER OF METRA COMMUTER RAIL BOARD.

[A2026-0027111]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Approve* the proposed mayoral appointment transmitted herewith of Christian Diaz as a member of the Metra Commuter Rail Board (A2026-0027111) for a term effective September 1, 2026 and expiring September 1, 2031. This appointment was referred to the committee on July 14, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Christian Diaz as a member of the METRA Commuter Rail Board was *Approved* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Dowell, Robinson, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Gutiérrez, Moore, Curtis, Mosley, Rodríguez, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Rodríguez-Sánchez, Conway, Quezada, Mitts, Sposato, Vasquez, Knudsen, Lawson, Martin, Manaa-Hoppenworth, Hadden -- 32.

Nays -- Alderpersons Hopkins, Quinn, Lopez, O'Shea, Tabares, Cardona, Waguespack, Nugent, Napolitano, Reilly, Silverstein -- 11.

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

APPOINTMENT OF MICHAEL EADDY AS MEMBER OF CHICAGO TRANSIT BOARD.

[A2026-0027112]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Approve* the proposed mayoral appointment transmitted herewith of Michael Eaddy as a member of the Chicago Transit Board (A2026-0027112) for a term effective September 1, 2026, and expiring September 1, 2029. This appointment was referred to the committee on July 14, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Michael Eaddy as a member of the Chicago Transit Board was *Approved* by yeas and nays as follows:

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

Nays -- None.

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

APPOINTMENT OF NATASHA JENKINS AS MEMBER OF NORTHERN ILLINOIS
TRANSIT AUTHORITY BOARD AND PACE BOARD.

[A2026-0027113]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Approve* the proposed mayoral appointment transmitted herewith of Natasha Jenkins as a member of the Northern Illinois Transit Authority Board and the Pace Board (A2026-0027113) for a term effective September 1, 2026, and expiring September 1, 2031. This appointment was referred to the committee on July 14, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Natasha Jenkins as a member of the Northern Illinois Transit Authority Board and the Pace Board was *Approved* by yeas and nays as follows:

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

Nays -- None.

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

APPOINTMENT OF DENNIS MONDERO AS MEMBER OF NORTHERN ILLINOIS
TRANSIT AUTHORITY BOARD AND METRA COMMUTER RAIL BOARD.

[A2026-0027114]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Approve* the proposed mayoral appointment transmitted herewith of Dennis Mondero as a member of the Northern Illinois Transit Authority Board and the Metra Commuter Rail Board (A2026-0027114) for a term effective September 1, 2026, and expiring September 1, 2029. This appointment was referred to the committee on July 14, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Dennis Mondero as a member of the Northern Illinois Transit Authority Board and the Metra Commuter Rail Board was *Approved* by yeas and nays as follows:

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

Nays -- None.

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

APPOINTMENT OF KAREN TAMLEY AS MEMBER OF PACE BOARD.

[A2026-0027107]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body *Approve* the proposed mayoral appointment transmitted herewith of Karen Tamley as a member of the Pace Board (A2026-0027107) for a term effective September 1, 2026, and expiring September 1, 2029. This appointment was referred to the committee on July 14, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the committee's recommendation was *Concurred In* and the said proposed appointment of Karen Tamley as a member of the Pace Board was *Approved* by yeas and nays as follows:

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

Nays -- None.

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

AMENDMENT OF CHAPTER 9-64 OF MUNICIPAL CODE ESTABLISHING
ELECTRIC VEHICLE CURBSIDE CHARGING PILOT PROGRAM.

[O2026-0025394]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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* an amendment of Municipal Code Chapter 9-64 establishing Electric Vehicle Curbside Charging Pilot Program (O2026-0025394). This ordinance was referred to the committee on May 20, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 4-108-010 of the Municipal Code of Chicago is amended by deleting the struck-through text and inserting the underlined text, as follows:

4-108-010 Definition.

"Filling station", as used in this chapter, means any establishment at which motor vehicles are refueled, ~~or recharged.~~ The term "filling station" does not include an "electric vehicle charging station" as defined in Section 9-64-220 of this Code.

SECTION 2. Chapter 9-64 of the Municipal Code of Chicago is amended by inserting a new Section 9-64-220, as follows:

9-64-220 Unauthorized Use Of Spaces Reserved For Electric Vehicles.

(a) Definitions. For purposes of this section:

The term "electric vehicle" means a battery-powered electric vehicle operated solely by electricity or a plug-in hybrid electric vehicle that operates on electricity and gasoline and has a battery that can be recharged from an external source.

The term "electric vehicle charging station" means any facility or equipment that is used to charge a battery or other energy storage device of an electric vehicle.

(b) Authority To Designate Spaces Reserved For Electric Vehicles. The Commissioner is authorized to: (1) designate spaces for the exclusive use of electric vehicles charging at an electric vehicle charging station; and (2) cause appropriate signs or markings to be posted and maintained on or near electric vehicle charging stations and associated spaces.

(c) Prohibition. It shall be unlawful to park a vehicle, other than an electric vehicle, in any space designated by signage or markings for the exclusive use of electric vehicles charging at an electric vehicle charging station, whether such space is located on the public way or in any public or private parking facility. This prohibition shall apply to any space so designated by the Commissioner or by the owner of a public or private parking facility or by such owner's agent. Electric vehicles may occupy such spaces while connected to the charging station, subject to applicable fees and time limits established by the Traffic Compliance Administrator or by the owner.

(d) Penalties. Any person who violates this section shall be fined the amount set forth in Section 9-100-020 for each offense. Additionally, any vehicle parked on the public way in violation of this section shall be subject to an immediate tow as provided in Section 9-92-030.

SECTION 3. Chapter 9-64 of the Municipal Code of Chicago is amended by inserting a new Section 9-64-225, as follows:

9-64-225 Electric Vehicle Public Charging Pilot Program.

(a) Definitions. For purposes of this section:

The term "electric vehicle" means a battery-powered electric vehicle operated solely by electricity or a plug-in hybrid electric vehicle that operates on electricity and gasoline and has a battery that can be recharged from an external source.

The term "electric vehicle charging station" means any facility or equipment that is owned by the City of Chicago and operated for public use to charge a battery or other energy storage device of an electric vehicle.

(b) Establishment. The Commissioner and the Traffic Compliance Administrator are authorized to establish and administer a pilot program to be known as the Electric Vehicle Curbside Charging Pilot Program, as provided in this section.

(c) Implementation. Subject to appropriation, the Commissioner is authorized to: (1) install, operate, and maintain, or enter into agreements to install, operate, and maintain, curbside electric vehicle charging stations on the public way and electric vehicle charging stations in public parking lots; and (2) cause appropriate signs or marking to be posted and maintained on or near electric vehicle charging stations and associated spaces.

(d) Authority To Impose Fees And Charges. The Traffic Compliance Administrator, in consultation with the Commissioner, is authorized to impose reasonable fees for the use of electric vehicle charging stations and associated spaces. The Traffic Compliance Administrator is authorized to set rates for use and may vary rates for different uses at different hours of the day or days of the week.

(e) Authority To Promulgate Rules. The Commissioner and the Traffic Compliance Administrator are authorized to promulgate rules as may be necessary for the proper administration and enforcement of this section.

(f) Authority To Enter Into Agreements. The Mayor, the Chief Financial Officer, the Comptroller, and the Commissioner are each authorized, severally or jointly, to negotiate, execute, and deliver any and all agreements, contracts, revenue-sharing or data-sharing partnerships or instruments as the executing officer shall deem necessary, advisable or appropriate in connection with the implementation of the Electric Vehicle Curbside Charging Pilot Program.

(g) Term. This section shall be repealed, and the Electric Vehicle Curbside Charging Pilot Program shall expire and be terminated, without further action by the City Council, on June 30, 2030.

SECTION 4. Section 9-92-030 of the Municipal Code of Chicago is amended by inserting the underlined text, as follows:

9-92-030 Authority To Impound Or Otherwise Relocate Vehicle.

(Omitted text is unaffected by this ordinance.)

(c) When an unattended vehicle is parked, stopped, or standing in violation of Section 9-40-060, 9-64-020; 9-64-050, 9-64-070, 9-64-100, 9-64-110, 9-64-120, 9-64-130(b), 9-64-140(b), 9-64-150(b), 9-64-160(b), 9-64-165(f), 9-64-170, 9-64-210, 9-64-220, 9-76-160(a)(6), 9-80-080(a), or 9-80-130;

(Omitted text is unaffected by this ordinance.)

SECTION 5. Section 9-100-020 of the Municipal Code of Chicago is amended by inserting the underlined text, as follows:

9-100-020 Violation -- Penalty.

(Omitted text is unaffected by this ordinance.)

(b) The fines listed below shall be imposed for a violation of the following sections of the traffic code:

Traffic Code Section	Fine
(Omitted text is unaffected by this ordinance.)	
9-64-210	\$50.00
<u>9-64-220</u>	<u>\$100.00</u>
9-68-025(d)	\$75.00

(Omitted text is unaffected by this ordinance.)

SECTION 6. This ordinance shall take effect ten days after passage and publication.

OPENING OF S. DEARBORN ST., FROM W. 24TH ST. TO W. 23RD ST.

[O2026-0025907]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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* an ordinance for the opening of South Dearborn Street, from West 24th Street to West 23rd Street (O2026-0025907). This property is located in the 3rd Ward. This ordinance was referred to the committee on June 17, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City can enhance public access by opening to traffic new rights-of-way, or widening existing rights-of-way, from adjacent publicly owned lots; and

WHEREAS, The City, by and through its Department of Transportation, seeks to open a 5.23-foot wide and 599.40-foot long, north-south segment to be incorporated in

South Dearborn Street in the block bounded by West 23rd Street, South State Street, West 24th Street, and South Federal Street; and

WHEREAS, The City seeks to incorporate the areas herein contemplated, as a street as part of a Chicago Housing Authority ("CHA") project; now, therefore,

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

SECTION 1. The opening of public right-of-way described as: a north-south 5.23 foot strip of land west of and adjoining the centerline of vacated South Dearborn Street, vacated per Document recorded January 6, 1954 as Document Number 15805877, described as follows: commencing at the southeast corner of Lot 24 in Block 10, in Uhlich and Muhlke's Additional to Chicago, a subdivision of the east half of the northeast quarter (except the south half of the south half thereof) in Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, also being the northeast corner of vacated West 24th Street; thence south 01 degrees, 31 minutes, 56 seconds east, along an assumed bearing, being the southerly extension of the east line of said Lot 24, also being the west line of South State Street and the east line of said vacated West 24th Street a distance of 66.00 feet to the southeast corner of said vacated West 24th Street and the northeast corner of Lot 1 in Block 11 in said Uhlich and Muhlke's additional to Chicago; thence south 88 degrees, 29 minutes, 48 seconds west along the south line of said vacated West 24th Street, also being the north line of Lot 1 and Lot 48 in said Block 11 a distance of 246.00 feet to the southwest corner of said vacated West 24th Street, also being a point on the east line of South Dearborn Street; thence north 01 degree, 31 minutes, 53 seconds west along the last described line 33.00 feet to a bend point; thence north 01 degree, 31 minutes, 56 seconds west continuing along the last described line 33.00 feet to a point on the south line of said vacated South Dearborn Street, also being the southwest corner of said Lot 25; thence south 88 degrees, 29 minutes, 48 seconds west along the south line of said vacated South Dearborn Street 33.00 feet to the centerline of said vacated South Dearborn Street, said point also being the point of beginning; thence continuing south 88 degrees, 29 minutes, 48 seconds west along the south line of said vacated South Dearborn Street 5.23 feet; thence north 01 degree, 31 minutes, 56 seconds west parallel with said centerline 599.40 feet to a point on the south line of West 23rd Street recorded January 4, 2001 as Document Number 0010008812; thence north 88 degrees, 29 minutes, 48 seconds east along the last described south line 5.23 feet to a point on said centerline; thence south 01 degrees, 31 minutes, 56 seconds east along said centerline 599.40 feet to the point of beginning, in Cook County, Illinois, said above described parcel containing 3,136 square feet or 0.072 acre, more or less, as shaded and legally described by the words "hereby opened" on the plat of opening hereto attached as Exhibit A, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby opened to public use as the same is intended for public benefit and the public interest will be subserved by such opening for recording purposes, the Property Index Numbers (PINs) and address ranges associated with the to-be-opened property are set forth in Exhibit B attached hereto.

SECTION 2. The opening herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the CHA shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully stamp-approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication. The opening shall take effect upon the recording of the published ordinance and approved plat.

Dedication Approved:

(Signed) _____
William Cheaks, Jr.,
Commissioner of Transportation

Introduced By:

(Signed) _____
Honorable Pat Dowell,
Aldersperson, 3rd Ward

CDOT File Number:

28-03-25-4102A.

[Exhibit "A" referred to in this ordinance printed on
page 47372 of this *Journal*.]

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

Exhibit "B".

PINs And Addresses Of The To-Be-Opened Street.

Commonly Known As:

2301 -- 2359 South Federal Street
Chicago, Illinois 60616.

PINs:

17-28-217-034-0000 and

17-28-217-035-0000.

OPENING OF PUBLIC WAY IN AREA BOUNDED BY W. MAYPOLE AVE.,
N. KEDZIE AVE., W. LAKE ST. AND N. HOMAN AVE.

[O2026-0026121]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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* an ordinance opening the public way in the area bounded by West Maypole Avenue, North Kedzie Avenue, West Lake Street and North Homan Avenue (O2026-0026121). This property is located in the 28th Ward. This ordinance was referred to the committee on June 17, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City can enhance public access by opening to traffic new rights-of-way or widening existing rights-of-way; and

WHEREAS, The City, by and through its Department of Planning and Development (the "Department"), seeks a proposed opening of a 16-foot, north-south alley in the block bounded by West Maypole Avenue, North Kedzie Avenue, West Lake Street and North Homan Avenue; now, therefore,

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

SECTION 1. The opening of the public right-of-way described as: a north-south 16-foot-wide strip of land being the west 16 feet of that part of Block 16, lying south of and adjoining an east-west 16-foot-wide public alley in Block 16 in Castle's Subdivision of the east 15 acres of the east half of the southeast quarter (south of Lake Street) in Section 11; lying north of and adjoining the north line of West Maypole Avenue right-of-way and lying east of and adjoining Lot 19 in the subdivision of Blocks 9, 10, 12, 13, 14 and parts of Blocks 11, 15 and 16 of Castle's Subdivision of said section, all in the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois, said above described parcel containing 1,676 square feet, or 0.038 acre, more or less, as shaded and legally described by the words "Hereby Opened" on the plat of opening hereto attached as Exhibit A, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby opened to traffic. For recording purposes, the PIN and address range of the to-be-opened property is included as Exhibit B and incorporated here.

SECTION 2. The opening herein provided for is further made upon the express condition that the Department or any successor or assignee shall comply with all the conditions set forth in the Department of Water Management letter dated February 20, 2026, which is attached hereto as Exhibit C.

SECTION 3. The opening herein provided for is made upon the express condition that by May 21, 2027, the Department shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully stamp-approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat of opening as approved by the Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The opening shall take effect upon the recording of the published ordinance and approved plat.

Opening Approved:

(Signed) _____
William Cheaks, Jr.,
Commissioner of Transportation

Introduced By:

Honorable Jason C. Ervin,
Aldersperson, 28th Ward

CDOT File Number:

11-28-24-4093A.

[Exhibits "A" and "C" referred to in this ordinance
printed on pages 47376 through 47379
of this *Journal*.]

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

Exhibit "B".

PIN And Address.

Commonly Known As:

201 North Kedzie Avenue
Chicago, Illinois 60612.

PIN:

16-11-412-060-0000.

Exhibit "C".

CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

February 20, 2026

City of Chicago
Department of Transportation
Division of Project Development / PUBLIC WAY
2 N. LaSalle Street, Suite 950
Chicago, IL 60602-2570

Attn: Mr. Jai Kalayil
Deputy Commissioner

Re: Proposed Vacation and Opening Ordinance
28th Ward
For: Department of Planning and Development

Vacation of easternmost half of east-west 16-foot wide alley within block bounded by W Lake St, N Kedzie Ave, W Maypole Ave, and N Homan Blvd.

Opening of north-south alley within block bounded by W Lake St, N Kedzie Ave, W Maypole Ave, and N Homan Blvd.

OUC File No. VD-129089

M&P Project No. 11-28-24-4093

Water Atlas Page 263

Sewer Atlas Page 39-3-52

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed vacation and opening. After reviewing our records, the Department of Water Management (DWM) has determined the following:

I) DWM - Water Section

There are no water facilities within the limits of the areas proposed for vacation and opening. Therefore, the Water Section has no objection to the proposed vacation and opening.

All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM standards.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org.

II) DWM - Sewer Section

Vacation

Based on sewer records, the following public sewers and associated structures are present within and adjacent to the area proposed for vacation:

A 10-inch sewer in existing public alley, from approximately 330 ft west of N Kedzie Ave to N Kedzie Ave, located between W Lake St and W Maypole Ave

OUC File No. VD-129089

February 20, 2026

Page 2 of 3

Detailed conditions for proposed area to be vacated: The Sewer Section approves the proposed alley vacation, provided the beneficiary must agree with the following are a part of the ordinance:

1. Since the sewer and appurtenances in (a) serve the remainder of the existing public alley, the beneficiary of the vacated portion of the alley must relocate the existing 10-inch public sewer main from the proposed area to be vacated to the proposed north-south public alley to be opened, connecting to the existing 24-inch sewer in W Maypole Ave.
2. A no-build reservation shall remain in effect within the proposed vacation area until the existing public sewer has been fully relocated into the proposed alley opening, as-built drawings have been submitted, and semi-final approval has been granted by the Department of Water Management.
3. The reservation shall be released once the conditions in (2) have been met.
4. The remaining sewer facilities will be the private property of the beneficiary. The beneficiary must assume all liability for these facilities and be responsible for all maintenance and repairs for their reuse.
5. When the existing sewers in (a) are to be abandoned and sealed they will be removed at the expense of the Beneficiary, and performed in accordance with the standard procedures of the Chicago Department of Water Management, Sewer Section
6. The relocated sewer work, including the public main sewers and sewer structures associated with the proposed area, must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Chicago Department of Water Management upon final acceptance of the work.
7. As a condition of the work noted above in (2), the beneficiary must submit a refundable deposit to ensure completion of the required sewer modifications. A certified check in the amount of **\$537,023.97**, payable to the City of Chicago, must be delivered to the Department of Finance, 121 North LaSalle Street, Room 107A Chicago, Illinois 60602. Reference VD number 129089.
8. In the event the beneficiary fails to satisfactorily complete the work described in item (2), the Chicago Department of Water Management (CDWM) reserves the right to utilize all or a portion of the deposit to complete or remediate the required work. Following Final Acceptance by the Department, confirming that all work in item (3) has been completed in accordance with applicable standards and requirements, any remaining balance of the deposit shall be refunded to the beneficiary.
9. It is the owner's/developer's responsibility to provide proper drainage in the areas to be developed. When the final plans are available, the owner's/developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.
10. Please be advised that any development creating more than 7,500 sq-ft of at grade impervious surface or disturbs a land area more than 15,000 sq-ft shall be subject to the regulated development requirements of DWM's Stormwater Regulations and must go through DOB Stormwater review.

OUC File No. VD-129089

February 20, 2026

Page 3 of 3

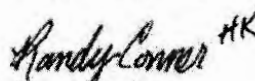
Opening

Based on sewer records, there are no public sewer facilities within the limits of the area proposed for opening; therefore, the Sewer Section has no objection to the proposed opening, provided the beneficiary must agree with the following conditions:

- a. It is the owner's / developer's responsibility to provide proper drainage in the areas to be opened. When the final plans are available, the owner's / developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.
- b. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed opening(s), must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Department of Water Management only, after final acceptance of sewer work. physical and videotape inspection approved by the Department of Water Management.
- c. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances must be submitted to the Department of Water Management for record purposes within 30 days of completion.

If there are any questions regarding the sewer facilities, contact Alexander Huynh at 312-744-4420 and Anupam Verma at 312-742-7108.

Very truly yours,

 HK
Randy Conner
Commissioner

DEDICATION OF PUBLIC WAY IN AREA BOUNDED BY W. GRAND AVE.,
N. HALSTED ST., W. CHICAGO AVE. AND NORTH BRANCH OF CHICAGO RIVER.
[SO2026-0026284]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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* a substitute ordinance for the dedication of public way in the area bounded West Grand Avenue, North Halsted Street, West Chicago Avenue and the North Branch of the Chicago River. This property is located in the 27th Ward. This ordinance was originally referred to the committee on June 17, 2026.

This recommendation was concurred in unanimously by a viva voice 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, GLP Capital, L.P., a Pennsylvania limited partnership ("Fee Title Holder"), is the owner of certain real property (the "Development Parcel") located at 777 West Chicago Avenue, Chicago, Illinois 60654. A full legal description of this Development Parcel is set forth in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, Bally's Chicago Operating Company, LLC, a Delaware limited liability company ("Developer"), is the exclusive tenant of the Development Parcel pursuant to a long-term ground lease; and

WHEREAS, Developer plans to develop a casino, hotels, entertainment venue, residential buildings and office buildings on the Development Parcel (the "Development"); and

WHEREAS, As part of the Development, Developer will (1) construct and improve a public street from Grand Avenue to Chicago Avenue, to be known as Jefferson Street, and (2) dedicate a portion thereof as public way, (3) grant, and convey to the City of Chicago an easement in the remaining portion of Jefferson Street for the use, operation and maintenance of the same as a public way, and (4) grant and convey an easement to the City of Chicago for access, construction, inspection, maintenance, repair, and replacement of the West Grand Avenue roadway retaining wall and Grand Avenue bridge abutment (the "Project"); and

WHEREAS, Upon completion of the aforementioned dedication, the City will grant and convey an easement to Developer for purposes of Developer's installation and maintenance of certain essential building components within the dedicated portion of Jefferson Street; now, therefore,

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

SECTION 1. The Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of the Commissioner's designees, is each hereby authorized and directed to approve and accept a dedication of an approximately 80 to 90 foot wide, north-south street in the block bounded by vacated West Grand Avenue, North Halsted Street, West Chicago Avenue and the North Branch of the Chicago River, said land being owned by GLP Capital, L.P., a Pennsylvania limited partnership ("Fee Title Holder"), and subject to a ground lease to Bally's Chicago Operating Company, LLC, a Delaware limited liability company ("Developer").

Dedication of:

that part of Blocks 61, 62, 63, 68 and 69, and together with vacated streets and alleys adjoining said blocks, all inclusive, in Russell, Mather and Robert's addition to Chicago, according to the plat thereof recorded on July 22, 1835, ante-fire; also that part of Lots 9, 10, 11, 12, 13, 14 and 15 together with vacated streets and alleys adjoining said lots, all inclusive in Wabansia in Section 9, according to the plat recorded on March 2, 1856, ante-fire; all in the west half and the east half of the northwest quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois, described as follows; commencing at the northeast corner of North Desplaines Street and West Grand Avenue, also being the southwest corner of said Block 61 as monumented and occupied; thence north 88 degrees, 30 minutes, 42 seconds east, along the north right-of-way line of said West Grand Avenue, 318.00 feet to a jog in said West Grand Avenue, being the southeast corner of said Block 61; thence north 01 degree, 21 minutes, 35 seconds west along said jog, 0.29 feet to the point of beginning; thence north 39 degrees, 25 minutes, 10 seconds west, 11.39 feet; thence northerly along a curve to the left, having a radius of

284.00 feet, a chord distance of 182.42 feet, with a chord bearing of north 20 degrees, 46 minutes, 25 seconds west, for an arc length of 185.72 feet to a point of tangency; thence north 39 degrees, 30 minutes, 26 seconds west, 169.90 feet; thence north 52 degrees, 45 minutes, 43 seconds west, 33.74 feet; thence north 38 degrees, 39 minutes, 47 seconds west, 26.93 feet to the north line of the south 37.50 feet of vacated Ohio Street; thence south 88 degrees, 27 minutes, 45 seconds west, along said north line, 12.73 feet to the easterly right-of-way of the Union Pacific Rail Road; thence north 38 degrees, 54 minutes, 09 seconds west continuing along said right-of-way, 490.32 feet; thence north 38 degrees, 54 minutes, 00 seconds west, continuing along said right-of-way, 91.52 feet; thence north 38 degrees, 54 minutes, 39 seconds west, continuing along said right-of-way, 322.61 feet to the southern terminus of an easement (with an lower limit of 33.56 an upper limit of 50.99, City of Chicago datum) to be granted; thence north 50 degrees, 47 minutes, 15 seconds east, along said easement terminus, 87.90 feet; thence south 39 degrees, 12 minutes, 45 seconds east, 521.16 feet to a jog; thence north 50 degrees, 47 minutes, 15 seconds east, 2.04 feet; thence south 40 degrees, 18 minutes, 19 seconds east, 297.97 feet; thence south 38 degrees, 52 minutes, 13 seconds east, 138.23 feet; thence south 39 degrees, 30 minutes, 26 seconds east, 87.82 feet to a jog; thence south 43 degrees, 47 minutes, 09 seconds west, 2.01 feet; thence south 39 degrees, 30 minutes, 26 seconds east, 96.06 feet; thence southerly along a curve to the right, having a radius of 364.00 feet, a chord distance of 235.95 feet, with a chord bearing of south 20 degrees, 35 minutes, 46 seconds east, for an arc length of 240.29 feet to said north right-of-way line of West Grand Avenue; thence south 82 degrees, 38 minutes, 59 seconds west along said north right-of-way line, 73.39 feet to the point of beginning, all in Cook County, Illinois, above described parcel containing 2.762 acres or 120,313 square feet, more or less.

as shaded and legally described by the words "Hereby Dedicated" on the plat hereto attached as Exhibit B, which is attached and incorporated and the same is hereby opened to vehicular traffic.

SECTION 2. Prior to approving and accepting the Jefferson Street right-of-way dedication herein provided for, the Commissioner of Transportation shall receive confirmation from the Owner that it has complied with all the conditions set forth in the Department of Water Management letter dated February 11, 2026, in Exhibit C, which is attached hereto and incorporated herein.

SECTION 3. The Commissioner is authorized to negotiate and execute an easement agreement in, over and through a portion of the Development Parcel, as depicted in Exhibit D, which is attached hereto and incorporated herein, for purposes of the City utilizing, and allowing the public to utilize, the same as a public right-of-way, subject to the approval of the Corporation Counsel as to form and legality.

SECTION 4. The Commissioner is authorized to negotiate and execute an easement agreement in, over and through the portion of the Development Parcel, as depicted in Exhibit E, which is attached hereto and incorporated herein, for the purposes of access, constructing, installing, inspecting, maintaining, repairing and replacing the West Grand Avenue roadway bridge abutment, subject to the approval of the Corporation Counsel as to form and legality.

SECTION 5. Upon completion of the dedication in Section 1, the Commissioner is authorized to negotiate and execute an easement agreement in, over and through the area dedicated therein, for purposes of Developer's installation and maintenance of certain essential building components depicted in Exhibit F, which is attached hereto and incorporated herein subject to the approval of the Corporation Counsel as to form and legality.

SECTION 6. The Commissioner of CDOT is authorized to negotiate and execute such documents as may be necessary to implement the intention and express provisions of this ordinance, including a construction and maintenance agreement with the Developer, the Union Pacific Railroad or any other party whose property is impacted by the construction of the Project, and any such agreements may provide for City's indemnification of another party, subject to the approval of the Corporation Counsel as to form and legality.

SECTION 7. The dedication for public way herein provided for in Section 1 is accepted subject to the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer, on behalf of the Fee Title Holder, shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a certified copy of this ordinance, together with the similarly approved associated full-sized plat both of which shall be approved by the Superintendent of Maps and Plats.

SECTION 8. This ordinance shall take effect and be in force from and after its passage and publication.

Ordinance Approved:

(Signed) _____
William Cheaks, Jr.,
Commissioner,
Department of Transportation

Introduced By:

(Signed) _____
Honorable Walter R. Burnett,
Alderman, 27th Ward

CDOT File Number:

09-27-25-4106A.

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

Exhibit "A".
(To Ordinance)

Legal Description.

PARCEL A:

THAT PART OF BLOCKS 63, 64, 65, 66, 67, 68, 78 AND 79 TOGETHER WITH THE VACATED STREETS AND ALLEYS ADJOINING SAID BLOCKS IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, IN BLOCK 79 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO, AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 79, A DISTANCE OF 158.998 FEET; THENCE SOUTH 37 DEGREES 18 MINUTES 35 SECONDS EAST, 23.172 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING; THENCE CONTINUING SOUTH 37 DEGREES 18 MINUTES 35 SECONDS EAST, 1080.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WEST ERIE STREET AS RELOCATED PER DOCUMENT NUMBER 18526682 RECORDED JULY 9, 1962, SAID POINT BEING 173.565 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID BLOCK 68, AS MEASURED ALONG SAID NORTHWESTERLY LINE; THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE OF WEST ERIE STREET, 256.51 FEET TO THE WESTERLY DOCK LINE (AS NOW BUILT) OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTH 28 DEGREES 30 MINUTES 22 SECONDS WEST, 171.94 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 27 SECONDS WEST, 6.58 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 48 SECONDS EAST, 521.34 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 43 SECONDS WEST, 288.92 FEET TO ITS POINT OF INTERSECTION WITH THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE OF CHICAGO AVENUE BEING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 65); THENCE SOUTH 89 DEGREES 55 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE A DISTANCE OF 558.04 FEET TO A POINT 278.41 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET, AS MEASURED ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE; THENCE SOUTH 84 DEGREES 06 MINUTES 38 SECONDS WEST, 115.17 FEET TO A POINT 11.66 FEET SOUTH OF AND AT RIGHT ANGLES TO THE SOUTH LINE OF WEST CHICAGO AVENUE AND 163.83 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET, AS MEASURED ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE; THENCE SOUTH 89 DEGREES 49 MINUTES 11 SECONDS WEST, 107.48 FEET TO A POINT 11.85 FEET SOUTH OF AND AT RIGHT ANGLES TO THE SOUTH LINE OF WEST CHICAGO AVENUE AND 56.35 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET, AS MEASURED ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE; THENCE SOUTH 50 DEGREES, 39 MINUTES 51 SECONDS WEST, 55.23 FEET TO A POINT 46.78 FEET SOUTH OF AND AT RIGHT ANGLES TO THE SOUTH LINE OF WEST CHICAGO AVENUE AND 13.65 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET, AS MEASURED ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE; THENCE SOUTH 0 DEGREES 14 MINUTES 59 SECONDS EAST, 90.65 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF BLOCKS 61, 62 AND 69 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF LOTS 9 TO 15 BOTH INCLUSIVE, IN WABANSIA, A SUBDIVISION IN AFORESAID SECTION 9, TOGETHER WITH VACATED STREETS AND ALLEYS ADJOINING SAID BLOCKS AND LOTS, ALL TAKEN AS ONE TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF WEST ERIE STREET, AS RELOCATED PER DOCUMENT NUMBER 18526682, SAID POINT BEING 223.81 FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE

NORTH LINE OF BLOCK 69 AFORESAID (AS MEASURED ON SAID SOUTHEASTERLY LINE); THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE OF RELOCATED WEST ERIE STREET, 246.98 FEET TO THE WESTERLY DOCK LINE (AS NOW BUILT) OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTH 37 DEGREES 17 MINUTES 57 SECONDS EAST, ALONG SAID WESTERLY DOCK LINE, 48.245 FEET; THENCE SOUTH 51 DEGREES 15 MINUTES 01 SECONDS EAST, ALONG SAID WESTERLY DOCK LINE, 404.08 FEET; THENCE SOUTH 54 DEGREES 34 MINUTES 54 SECONDS EAST, ALONG SAID WESTERLY DOCK LINE, 38.41 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE PARCEL CONVEYED TO THE COUNTY OF COOK PER DOCUMENT NUMBER 16968152, SAID LINE ALSO BEING 74.50 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF VACATED WEST OHIO STREET EXTENDED EAST; THENCE NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, ALONG SAID NORTH LINE OF THE PARCEL CONVEYED TO THE COOK OF COUNTY, 37.73 FEET TO A POINT, SAID POINT BEING 451 FEET EAST OF THE CENTER LINE OF VACATED NORTH DESPLAINES STREET (AS MEASURED ON SAID PARALLEL LINE); THENCE SOUTH 0 DEGREES 03 MINUTES 48 SECONDS WEST, 7 FEET TO A POINT ON A LINE 67.50 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST OHIO STREET EXTENDED EAST; THENCE NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, ALONG SAID PARALLEL LINE, 39.03 FEET TO A POINT 411.96 FEET EAST OF THE CENTER LINE OF VACATED NORTH DESPLAINES STREET (AS MEASURED ON SAID PARALLEL LINE); THENCE SOUTH 37 DEGREES 40 MINUTES 27 SECONDS EAST, 155.53 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL CONVEYED TO THE COUNTY OF COOK, SAID LINE ALSO BEING 24.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF VACATED WEST OHIO STREET EXTENDED EAST, AND SAID POINT BEING 507.03 FEET EAST OF THE CENTER LINE OF VACATED NORTH DESPLAINES STREET (AS MEASURED ON SAID PARALLEL LINE); THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH AND PARALLEL LINE, A DISTANCE OF 64.94 FEET TO SAID WESTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTH 37 DEGREES 07 MINUTES 06 SECONDS EAST, ALONG EXISTING DOCK LINE, A DISTANCE OF 227.31 FEET; THENCE SOUTH 24 DEGREES 48 MINUTES 40 SECONDS EAST, ALONG EXISTING DOCK LINE, A DISTANCE OF 134.495 FEET TO THE NORTHERLY LINE OF WEST GRAND AVENUE AS OPENED PER ORDINANCE ASSESSMENT CONFIRMED OCTOBER 4, 1858; THENCE SOUTH 84 DEGREES 13 MINUTES 57 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 410.755 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 61, SAID POINT BEING 0.21 FEET NORTH OF THE SOUTHEAST CORNER OF BLOCK 61 AFORESAID; THENCE NORTH 37 DEGREES 50 MINUTES 12 SECONDS WEST, 124.95 FEET; THENCE NORTH 35 DEGREES 55 MINUTES 14 SECOND WEST, 43.64 FEET; THENCE NORTH 31 DEGREES 11 MINUTES 11 SECONDS WEST, 73.17 FEET; THENCE NORTH 34 DEGREES 39 MINUTES 25 SECONDS WEST, 72.23 FEET; THENCE NORTH 35 DEGREES 29 MINUTES 36 SECONDS WEST, 50.02 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 06 SECOND WEST, 50.55 FEET; THENCE NORTH 29 DEGREES 59 MINUTES 40 SECONDS WEST, 21.27 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF EASEMENT ACQUIRED FOR HIGHWAY PURPOSES FOR HIGHWAY FEEDER AS SHOWN ON PLAT OF SURVEY RECORDED UNDER DOCUMENT NUMBER 17859455, SAID POINT OF INTERSECTION BEING 68.89 FEET (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE AFORESAID BLOCK 61; THENCE SOUTH 89 DEGREES 57 MINUTES 08 SECONDS EAST, 61.48 FEET, ALONG SAID SOUTH LINE OF AFORESAID EASEMENT TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM THE HEREINABOVE DESIGNATED POINT OF BEGINNING, TO A POINT ON THE NORTHERLY LINE OF SAID WEST GRAND AVENUE AS OPENED PER ORDINANCE ASSESSMENT CONFIRMED OCTOBER 4, 1858, SAID POINT BEING 80.71 FEET EASTERLY (AS MEASURED ALONG SAID NORTHERLY LINE) OF THE EAST LINE OF SAID BLOCK 61; THENCE NORTH 37 DEGREES 18 MINUTES 05 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 496.97 FEET TO THE AFORESAID SOUTHEASTERLY LINE OF WEST ERIE STREET AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF BLOCKS 61, 62 AND 69 TOGETHER WITH THE VACATED STREETS AND ALLEYS ADJOINING SAID BLOCKS IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 69 AFORESAID; THENCE SOUTH 38 DEGREES 33 MINUTES 12.5 SECONDS EAST, ALONG THE WESTERLY TERMINUS OF VACATED NORTH DESPLAINES STREET PER DOCUMENT NUMBER 9426724, A DISTANCE OF 128.04 FEET TO A POINT WHICH IS 420 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK 62; THENCE SOUTH 89 DEGREES 53 MINUTES 20 SECONDS EAST, 7.22 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 61; THENCE SOUTH 37 DEGREES 27 MINUTES 51 SECONDS EAST, 175.725 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 20 SECONDS EAST, 50.92 FEET; THENCE SOUTH 41 DEGREES 35 MINUTES 58 SECONDS EAST, 50.47 FEET; THENCE SOUTH 43 DEGREES 55 MINUTES 53 SECONDS EAST, 59.065 FEET; THENCE SOUTH 38 DEGREES 55 MINUTES 51 SECONDS EAST, 52.635 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 61, SAID POINT OF INTERSECTION BEING 254.41 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK, AS MEASURED ALONG SAID SOUTH LINE; THENCE SOUTH 89 DEGREES 53 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE OF BLOCK 61, A DISTANCE OF 63.55 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK; THENCE NORTH 0 DEGREES 14 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 61, A DISTANCE OF 0.21 FEET; THENCE NORTH 37 DEGREES 50 MINUTES 12 SECONDS WEST, 124.95 FEET; THENCE NORTH 35 DEGREES 55 MINUTES 14 SECONDS WEST, 43.64 FEET; THENCE NORTH 31 DEGREES 11 MINUTES 11 SECONDS WEST, 73.17 FEET; THENCE NORTH 34 DEGREES 39 MINUTES 25 SECONDS WEST, 72.23 FEET; THENCE NORTH 35 DEGREES 29 MINUTES 36 SECONDS WEST, 50.02 FEET; THENCE NORTH 32 DEGREES 07 MINUTES 06 SECONDS WEST, 50.55 FEET; THENCE NORTH 29 DEGREES 59 MINUTES 40 SECONDS WEST, 21.27 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF EASEMENT ACQUIRED FOR HIGHWAY PURPOSES FOR HIGHWAY FEEDER AS SHOWN ON PLAT OF SURVEY RECORDED UNDER DOCUMENT NUMBER 17859455, SAID POINT OF INTERSECTION BEING 68.89 FEET (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE AFORESAID BLOCK 61; THENCE SOUTH 89 DEGREES 57 MINUTES 08 SECONDS EAST, 61.48 FEET, ALONG SAID SOUTH LINE OF AFORESAID EASEMENT TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE SOUTHEASTERLY LINE OF WEST ERIE STREET AS RELOCATED PER DOCUMENT NUMBER 18526682, SAID POINT BEING 223.81 FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE NORTH LINE OF BLOCK 69 AFORESAID (AS MEASURED ON SAID SOUTHEASTERLY LINE), TO A POINT ON THE NORTHERLY LINE OF WEST GRAND AVENUE AS OPENED PER ORDINANCE ASSESSMENT CONFIRMED OCTOBER 4, 1858, SAID POINT BEING 80.71 FEET EASTERLY (AS MEASURED ALONG SAID NORTHERLY LINE) OF THE EAST LINE OF SAID BLOCK 61; THENCE NORTH 37 DEGREES 18 MINUTES 05 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 346.97 FEET; THENCE SOUTH 52 DEGREES 41 MINUTES 55 SECONDS WEST, 45.10 FEET; THENCE NORTH 37 DEGREES 18 MINUTES 05 SECONDS WEST, 175.07 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTHEASTERLY LINE OF WEST ERIE STREET, THENCE SOUTH 81 DEGREES 45 MINUTES 28 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE 115.27 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTHWEST OF AND PARALLEL WITH, AS MEASURED PERPENDICULARLY THERETO, THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S I.C.C. SPUR TRACK NO. 44; THENCE SOUTH 37 DEGREES 25 MINUTES 17 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 328.44 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 67.50 FEET OF SAID BLOCK 69; THENCE NORTH 89 DEGREES 56 MINUTES 12 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 56.76 FEET TO A POINT WHICH IS 112.02 FEET (AS

MEASURED ALONG SAID NORTH LINE) WEST OF THE EAST LINE OF SAID BLOCK 69; THENCE SOUTH 37 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 84.92 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 69, SAID POINT OF INTERSECTION BEING 60.57 FEET WEST OF THE HEREINABOVE DESIGNATED PLACE OF BEGINNING AS MEASURED ALONG SAID SOUTH LINE OF BLOCK 69; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH LINE 60.57 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; (EXCEPTING THEREFROM THAT PART FALLING IN PARCEL C OF THE DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO CHICAGO TRIBUNE COMPANY RECORDED MAY 29, 1980 AS DOCUMENT 25470402 - PARCEL P HEREIN AND EXCEPTING THEREFROM ALL THAT PART AND PORTION WHICH LIES BELOW FROM A PLANE 32 FEET ABOVE CHICAGO CITY DATUM).

PARCEL D:

THAT PART OF BLOCK 61 TOGETHER WITH THAT PART OF VACATED ALLEYS ADJOINING SAID BLOCK IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 61; THENCE NORTH 0 DEGREES 06 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCK, 300.15 FEET TO A POINT WHICH IS 420 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 62 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9 AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 20 SECONDS EAST, 7.22 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 61; THENCE SOUTH 37 DEGREES 27 MINUTES 51 SECONDS EAST, 175.725 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 20 SECONDS EAST, 50.92 FEET; THENCE SOUTH 41 DEGREES 35 MINUTES 58 SECONDS EAST, 50.47 FEET; THENCE SOUTH 43 DEGREES 55 MINUTES 53 SECONDS EAST, 59.065 FEET; THENCE SOUTH 38 DEGREES 55 MINUTES 51 SECONDS EAST, 52.635 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SOUTH BLOCK 61, SAID POINT OF INTERSECTION BEING 254.41 FEET (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE HEREINABOVE DESIGNATED PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST, 254.41 FEET ALONG SAID SOUTH LINE, BEING ALSO THE NORTH LINE OF WEST GRAND AVENUE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL E:

THAT PART OF BLOCK 69 TOGETHER WITH THAT PART OF ADJOINING VACATED WEST ERIE STREET IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF WEST ERIE STREET AS RELOCATED PER DOCUMENT NUMBER 18526682, SAID POINT BEING 223.81 FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF SAID SOUTHEASTERLY LINE WITH THE NORTH LINE OF BLOCK 69 AFORESAID (AS MEASURED ALONG SAID SOUTHEASTERLY LINE); THENCE SOUTH 37 DEGREES 18 MINUTES 05 SECONDS EAST ALONG A LINE DRAWN FROM THE HEREINABOVE DESIGNATED POINT OF BEGINNING, TO A POINT ON THE NORTHERLY LINE OF WEST GRAND AVENUE AS OPENED PER ORDINANCE ASSESSMENT CONFIRMED OCTOBER 4, 1858, SAID POINT BEING 80.71 FEET (AS MEASURED ALONG SAID NORTHERLY LINE) EASTERLY OF BLOCK 61 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, AFORESAID, A DISTANCE OF 150 FEET; THENCE SOUTH 52 DEGREES 41 MINUTES 55 SECONDS WEST 45.10 FEET; THENCE NORTH 37 DEGREES 18 MINUTES 05 SECONDS WEST, 175.07 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTHEASTERLY LINE OF RELOCATED WEST ERIE

STREET; THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF RELOCATED WEST ERIE STREET, 51.59 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; (EXCEPTING THEREFROM THAT PART FALLING IN PARCEL C OF THE DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO CHICAGO TRIBUNE COMPANY RECORDED MAY 29, 1980 AS DOCUMENT 25470402 - PARCEL P HEREIN AND EXCEPTING THEREFROM ALL THAT PART AND PORTION WHICH LIES BELOW AN INCLINED PLANE WHICH IS 32 FEET ABOVE CHICAGO CITY DATUM ALONG THE SOUTHEASTERLY LINE OF THE PREMISES IMMEDIATELY HEREINABOVE DESCRIBED AND 26.80 FEET ABOVE CHICAGO CITY DATUM ALONG A LINE WHICH IS PARALLEL WITH AND 150 FEET DISTANCE NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE OF SAID PREMISES AND A HORIZONTAL PLANE WHICH IS 26.80 FEET ABOVE CHICAGO CITY DATUM AND NORTHWESTERLY OF SAID NORTHWESTERLY PARALLEL LINE TO THE SOUTHEASTERLY LINE OF SAID RELOCATED WEST ERIE STREET).

PARCEL F:

THAT PART OF BLOCKS 68, 77 AND 78, TOGETHER WITH THAT PART OF THE VACATED STREETS AND ALLEYS ADJOINING SAID BLOCKS IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 77; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF NORTH HALSTED STREET, 464.44 FEET TO A POINT WHICH IS 556.74 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE OF HALSTED STREET) OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE OF CHICAGO AVENUE BEING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 79 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9 AFORESAID); THENCE NORTH 3 DEGREES 18 MINUTES 38 SECONDS EAST, ALONG THE EASTERLY LINE OF PERMANENT EASEMENT GRANTED TO CITY OF CHICAGO PER DOCUMENT NUMBER 20408926, A DISTANCE OF 255.66 FEET TO A POINT 14.76 FEET EAST OF AND AT RIGHT ANGLES TO THE EAST LINE OF HALSTED STREET AFORESAID AND 301.57 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE OF HALSTED STREET) OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE OF CHICAGO AVENUE BEING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 79); THENCE NORTH 0 DEGREES 14 MINUTES 59 SECONDS WEST, 60.05 FEET; THENCE SOUTH 26 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 145.39 FEET TO THE POINT OF INTERSECTION WITH A LINE 650 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 77, SAID POINT ALSO BEING 80.23 FEET EAST OF THE EAST LINE OF SAID EAST LINE OF NORTH HALSTED STREET AND 25 FEET SOUTHWESTERLY OF (BY RIGHT ANGLES MEASURE) THE CENTER LINE OF CHICAGO NORTHWESTERN RAILWAY COMPANY'S I.C.C. SPUR TRACK NO. 44; THENCE SOUTH 25 DEGREES 29 MINUTES 17 SECONDS EAST, ALONG A LINE 25 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF SPUR TRACK NO. 44, A DISTANCE OF 29.87 FEET TO A POINT OF TANGENCY WITH A CURVED LINE; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 2415 FEET, A DISTANCE OF 502.99 FEET; THENCE SOUTH 37 DEGREES 25 MINUTES 17 SECONDS EAST, ALONG A LINE 25 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SPUR TRACK NO. 44 AFORESAID, A DISTANCE OF 245.14 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WEST ERIE STREET, AS RELOCATED PER DOCUMENT NUMBER 18526682 RECORDED JULY 9, 1962; THENCE SOUTH 81 DEGREES 45 MINUTES 28 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE OF ERIE STREET, 6.84 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 68; THENCE NORTH 89 DEGREES 57 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 77 AND ITS EASTERLY EXTENSION, A DISTANCE OF 497.42 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 77 AND POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL G:

THAT PART OF BLOCKS 68, 77, 78 AND 79, TOGETHER WITH THE VACATED STREETS AND ALLEYS ADJOINING SAID BLOCKS IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, IN BLOCK 79 AFORESAID, THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 79 A DISTANCE OF 158.998 FEET; THENCE SOUTH 37 DEGREES 18 MINUTES 35 SECONDS EAST, 106.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 14 MINUTES 59 SECONDS EAST, 138.012 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT WHICH IS 650 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 77, AND 80.23 FEET EAST OF THE WEST LINE OF BLOCK 78 AFORESAID TO A POINT ON THE WEST LINE OF BLOCK 79 AFORESAID, 212.863 FEET SOUTH OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE OF CHICAGO AVENUE BEING A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 79); THENCE SOUTH 26 DEGREES 47 MINUTES 46 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 33.68 FEET, TO THE POINT OF INTERSECTION WITH A LINE 650 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 77, SAID POINT BEING ALSO 80.23 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET AND 25 FEET SOUTHWESTERLY OF (BY RIGHT ANGLES MEASURE) THE CENTER LINE OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY'S I.C.C. SPUR TRACK NO. 44; THENCE SOUTH 25 DEGREES 29 MINUTES 17 SECONDS EAST, ALONG A LINE 25 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF SPUR TRACK NO. 44, A DISTANCE OF 29.87 FEET TO A POINT OF TANGENCY WITH A CURVED LINE; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 2415 FEET, A DISTANCE OF 502.99 FEET; THENCE SOUTH 37 DEGREES 25 MINUTES 17 SECONDS EAST, ALONG A LINE 25 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SPUR TRACK NO. 44 AFORESAID, A DISTANCE OF 245.14 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WEST ERIE STREET, AS RELOCATED PER DOCUMENT NUMBER 18526682 RECORDED JULY 9, 1962; THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE OF ERIE STREET, 115.42 FEET; THENCE NORTH 37 DEGREES 18 MINUTES 35 SECONDS WEST, 150 FEET, THENCE NORTH 52 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 45.16 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM THE HEREINABOVE POINT OF BEGINNING, TO A POINT ON SAID NORTHWESTERLY LINE OF WEST ERIE STREET AS RELOCATED PER DOCUMENT NUMBER 18526682, SAID POINT BEING 173.565 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID BLOCK 68, AS MEASURED ALONG SAID NORTHWESTERLY LINE; THENCE NORTH 37 DEGREES 18 MINUTES 35 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 822.28 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; (EXCEPTING THEREFROM THAT PART FALLING IN PARCEL A OF THE DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO CHICAGO TRIBUNE COMPANY RECORDED MAY 29, 1980 AS DOCUMENT 25470402 - PARCEL N HEREIN AND EXCEPTING THEREFROM ALL THAT PART AND PORTION WHICH LIES BELOW A HORIZONTAL PLANE 33.50 FEET ABOVE CHICAGO CITY DATUM).

PARCEL H:

THAT PART OF BLOCKS 78, 79 AND THAT PART OF VACATED WEST SUPERIOR STREET LYING BETWEEN SAID BLOCKS IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, IN BLOCK 79 AFORESAID; THENCE

SOUTH ALONG THE WEST LINE OF SAID BLOCK 79 A DISTANCE OF 158.998 FEET; THENCE SOUTH 37 DEGREES 18 MINUTES 35 SECONDS EAST, 23.172 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 37 DEGREES 18 MINUTES 35 SECONDS EAST, A DISTANCE OF 82.968 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 59 SECONDS EAST, 138.012 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT WHICH IS 650 FEET NORTH OF THE SOUTH LINE OF BLOCK 77 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO, IN SAID SECTION 9, AND 80.23 FEET EAST OF THE WEST LINE OF BLOCK 78 AFORESAID, TO A POINT ON THE WEST LINE OF SAID BLOCK 79, SAID POINT BEING 212.863 FEET SOUTH OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE OF CHICAGO AVENUE BEING A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 79); THENCE NORTH 26 DEGREES 47 MINUTES 46 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 111.876 FEET, THENCE NORTH 0 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 104.142 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; (EXCEPTING THEREFROM THAT PART FALLING IN PARCEL A OF THE DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO CHICAGO TRIBUNE COMPANY RECORDED MAY 29, 1980 AS DOCUMENT 25470402 - PARCEL N HEREIN AND EXCEPTING THEREFROM ALL THAT PART AND PORTION WHICH LIES BELOW A HORIZONTAL PLANE WHICH IS 28.60 FEET ABOVE CHICAGO CITY DATUM).

PARCEL I:

THAT PART OF BLOCK 79 AND THE VACATED ALLEY IN SAID BLOCK IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST CHICAGO AVENUE (BEING A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 79), WITH THE WEST LINE OF SAID BLOCK 79 (ALSO BEING THE EAST LINE OF NORTH HALSTED STREET); THENCE EAST ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE AFORESAID, 278.41 FEET; THENCE SOUTH 84 DEGREES 06 MINUTES 38 SECONDS WEST, 115.17 FEET TO A POINT 11.66 FEET SOUTH OF AND AT RIGHT ANGLES TO THE SOUTH LINE OF WEST CHICAGO AVENUE AND 163.83 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET, AS MEASURED ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE; THENCE SOUTH 89 DEGREES 49 MINUTES 11 SECONDS WEST, 107.48 FEET TO A POINT 11.85 FEET SOUTH OF AND AT RIGHT ANGLES TO THE SOUTH LINE OF WEST CHICAGO AVENUE AND 56.35 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET, AS MEASURED ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE; THENCE SOUTH 50 DEGREES 39 MINUTES 51 SECONDS WEST, 55.23 FEET TO A POINT 46.78 FEET SOUTH OF AND AT RIGHT ANGLES TO THE SOUTH LINE OF WEST CHICAGO AVENUE AND 13.65 FEET EAST OF THE EAST LINE OF NORTH HALSTED STREET, AS MEASURED ALONG THE SOUTH LINE OF WEST CHICAGO AVENUE; THENCE SOUTH 0 DEGREES 14 MINUTES 59 SECONDS EAST, 90.65 FEET; THENCE NORTH 37 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 23.172 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 79 (ALSO BEING THE EAST LINE OF NORTH HALSTED STREET); THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 79, A DISTANCE OF 118.998 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL J:

THAT PART OF BLOCK 79 AND THAT PART OF VACATED WEST SUPERIOR STREET IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 79 (ALSO BEING THE EAST LINE OF NORTH HALSTED STREET) 158.998 FEET (AS MEASURED ALONG SAID LINE) SOUTH OF THE NORTHWEST CORNER OF LOT 7 IN SAID BLOCK; THENCE CONTINUING SOUTH 0 DEGREES 00

MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF BLOCK 79, A DISTANCE OF 93.865 FEET; THENCE SOUTH 26 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 32.11 FEET; THENCE NORTH 0 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 104.142 FEET; THENCE NORTH 37 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 23.172 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; (EXCEPTING THEREFROM ALL THAT PART AND PORTION WHICH LIES BELOW A HORIZONTAL PLANE WHICH IS 28.60 FEET ABOVE CHICAGO CITY DATUM).

PARCEL K:

THAT PART OF BLOCKS 78 AND 79, TOGETHER WITH THAT PART OF VACATED WEST SUPERIOR STREET IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF NORTH HALSTED STREET, SAID POINT BEING 464.44 FEET (AS MEASURED ALONG SAID EAST LINE) NORTH OF THE SOUTHWEST CORNER OF BLOCK 77 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO, IN SECTION 9 AFORESAID, AND ALSO BEING 556.74 FEET (AS MEASURED ALONG SAID EAST LINE) SOUTH OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE BEING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 79 AFORESAID); THENCE NORTH 3 DEGREES 18 MINUTES 38 SECONDS EAST, ALONG THE EASTERLY LINE OF PERMANENT EASEMENT GRANTED TO THE CITY OF CHICAGO PER DOCUMENT NUMBER 20408926, A DISTANCE OF 255.66 FEET TO A POINT 14.76 FEET EAST OF AND AT RIGHT ANGLES TO THE EAST LINE OF NORTH HALSTED STREET AFORESAID AND 301.57 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE OF NORTH HALSTED STREET) OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE OF CHICAGO AVENUE BEING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 79); THENCE NORTH 0 DEGREES 14 MINUTES 59 SECONDS WEST, ALONG SAID EASTERLY LINE, 60.05 FEET; THENCE NORTH 26 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 32.11 FEET TO THE POINT OF INTERSECTION WITH SAID EAST LINE OF NORTH HALSTED STREET, SAID POINT ALSO BEING 212.863 FEET (AS MEASURED ALONG SAID EAST LINE OF NORTH HALSTED STREET) SOUTH OF THE SOUTH LINE OF WEST CHICAGO AVENUE AFORESAID; THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, ALONG SAID EAST LINE OF NORTH HALSTED STREET, 343.877 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL L:

THAT PART OF BLOCK 68 TOGETHER WITH PART OF VACATED NORTH PUTMAN STREET IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF WEST ERIE STREET, AS RELOCATED PER DOCUMENT NUMBER 18526682, SAID POINT OF INTERSECTION BEING 115.42 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF BLOCK 68 AFORESAID (AS MEASURED ALONG SAID NORTHWESTERLY LINE); THENCE NORTH 37 DEGREES 18 MINUTES 35 SECONDS WEST, 150 FEET; THENCE NORTH 52 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 45.16 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT WHICH IS 51.68 FEET NORTHEASTERLY (AS MEASURED ALONG SAID NORTHWESTERLY LINE OF RELOCATED WEST ERIE STREET) OF THE HEREINABOVE POINT OF BEGINNING, TO A POINT ON THE WEST LINE OF BLOCK 79 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9 AFORESAID, SAID POINT BEING 212.863 FEET SOUTH OF THE SOUTH LINE OF WEST CHICAGO AVENUE (SAID SOUTH LINE OF CHICAGO AVENUE BEING A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 79); THENCE SOUTH 37 DEGREES 18 MINUTES 35 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF

175.10 FEET TO THE POINT OF INTERSECTION WITH SAID NORTHWESTERLY LINE OF RELOCATED WEST ERIE STREET, THENCE SOUTH 81 DEGREES 45 MINUTES 28 SECONDS WEST ALONG SAID NORTHWESTERLY LINE OF RELOCATED WEST ERIE STREET, 51.68 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; (EXCEPTING THEREFROM THAT PART FALLING IN PARCEL A OF THE DEED FROM CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO CHICAGO TRIBUNE COMPANY RECORDED MAY 29, 1980 AS DOCUMENT 25470402 - PARCEL N HEREIN AND EXCEPTING THEREFROM ALL THAT PART AND PORTION WHICH LIES BELOW AN INCLINED PLANE WHICH IS 33.50 FEET ABOVE CHICAGO CITY DATUM ALONG THE NORTHWESTERLY LINE OF THE PREMISES IMMEDIATELY HEREINABOVE DESCRIBED AND 26.80 FEET ABOVE CHICAGO CITY DATUM ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT 150 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE OF SAID PREMISES AND A HORIZONTAL PLANE WHICH IS 26.80 FEET ABOVE CHICAGO CITY DATUM SOUTHEASTERLY OF SAID SOUTHEASTERLY PARALLEL LINE TO THE NORTHWESTERLY LINE OF RELOCATED WEST ERIE STREET AFORESAID).

PARCEL M:

THAT PART OF WEST ERIE STREET, AS DEDICATED BY ORDINANCE PASSED OCTOBER 10, 1870, AND RECORDED JULY 9, 1962 AS DOCUMENT 18526682, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 68 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO; THENCE NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF WEST ERIE STREET AFORESAID, 173.56 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING; THENCE CONTINUING NORTH 81 DEGREES 45 MINUTES 28 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE, 256.51 FEET TO THE PRESENT DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTH 28 DEGREES 30 MINUTES 22 SECONDS EAST, ALONG SAID DOCK LINE, 8.47 FEET; THENCE SOUTH 30 DEGREES 38 MINUTES 08 SECONDS EAST, 60.82 FEET; THENCE SOUTH 37 DEGREES 22 MINUTES 06 SECONDS EAST, ALONG SAID DOCK LINE, 18.105 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF WEST ERIE STREET AFORESAID; THENCE SOUTH 81 DEGREES 45 MINUTES 28 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 246.98 FEET; THENCE NORTH 37 DEGREES 17 MINUTES 54 SECONDS WEST, 91.52 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL N:

A STRIP OF LAND 32.00 FEET IN WIDTH (AS MEASURED PERPENDICULARLY THERETO) LYING NORTHERLY OF THE NORTHERLY LINE OF WEST ERIE STREET AS RELOCATED PER DOCUMENT NUMBER 18526682 AND LYING ENTIRELY SOUTHWESTERLY OF A "LINE A" DRAWN FROM A POINT ON SAID NORTHERLY LINE OF WEST ERIE STREET, SAID POINT BEING 173.565 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF BLOCK 68 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO A POINT ON THE WEST LINE OF BLOCK 79 IN SAID ADDITION 118.998 FEET SOUTH OF THE SOUTH LINE OF WEST CHICAGO AVENUE (BEING A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 79); THE NORTHERLY TERMINUS OF SAID STRIP OF LAND BEING A LINE DESCRIBED AS COMMENCING AT A POINT ON SAID "LINE A", 47.30 FEET SOUTHEASTERLY (AS MEASURED ALONG SAID "LINE A") OF THE POINT OF INTERSECTION OF SAID "LINE A" WITH THE WEST LINE OF BLOCK 79 AFORESAID AND FORMING AN ANGLE WITH SAID "LINE A" FROM SOUTHEAST TO SOUTH OF 8 DEGREES 54 MINUTES 35.2 SECONDS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL O:

A STRIP OF LAND 32.00 FEET IN WIDTH (AS MEASURED PERPENDICULARLY THERETO) LYING ENTIRELY WITHIN WEST ERIE STREET AS RELOCATED PER DOCUMENT NUMBER 18526682 AND LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTHERLY LINE OF SAID RELOCATED WEST ERIE STREET 173.565 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF BLOCK 68 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO A POINT ON THE SOUTHERLY LINE OF SAID RELOCATED WEST ERIE STREET 223.81 FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTH LINE OF BLOCK 69 IN SAID ADDITION, ALL IN COOK COUNTY, ILLINOIS.

PARCEL P:

A STRIP OF LAND 32.00 FEET IN WIDTH (AS MEASURED PERPENDICULARLY THERETO) LYING SOUTHERLY OF THE SOUTHERLY LINE OF WEST ERIE STREET AS RELOCATED PER DOCUMENT NUMBER 18526682 AND LYING ENTIRELY SOUTHWESTERLY OF A "LINE B" DRAWN FROM A POINT ON SAID SOUTHERLY LINE OF WEST ERIE STREET, SAID POINT BEING 223.81 FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTHERLY LINE OF BLOCK 69 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO A POINT ON THE NORTHERLY LINE OF WEST GRAND AVENUE AS OPENED PER ORDINANCE ASSESSMENT CONFIRMED OCTOBER 4, 1858, SAID POINT BEING 80.71 FEET (AS MEASURED ALONG SAID NORTHERLY LINE) EASTERLY OF THE EAST LINE OF BLOCK 61 IN SAID ADDITION THE SOUTHERLY TERMINUS OF SAID STRIP OF LAND BEING A LINE DESCRIBED AS COMMENCING AT A POINT ON SAID "LINE B" 439.83 FEET (AS MEASURED ALONG SAID "LINE B") NORTHWESTERLY OF THE NORTHERLY LINE OF WEST GRAND AVENUE, AFORESAID AND FORMING AN ANGLE WITH SAID "LINE B" FROM NORTHWEST TO WEST OF 52 DEGREES 38 MINUTES 07.3 SECONDS, ALL IN COOK COUNTY, ILLINOIS.

*Exhibit "C".
(To Ordinance)*

Department Of Water Management Letter.



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

February 11, 2026

City of Chicago
Department of Transportation
Division of Project Development / PUBLIC WAY
2 N. LaSalle Street, Suite 950
Chicago, IL 60602-2570

Attn: Mr. Jai Kalayil
Deputy Commissioner

Re: Proposed Dedication Ordinance
27th Ward
For: Bally's Chicago Operating Company LLC

**Dedication within the area bounded by W Grand Ave, N Halsted St, W Chicago Ave,
and the North Branch Chicago River to be a continuation of N Jefferson St.**

OUC File No. VD-132552

M&P Project No. 09-27-25-4106
Water Atlas Page 253A and 253C
Sewer Atlas Page 39-3-23

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed dedication. After reviewing our records, the Department of Water Management (DWM) has determined the following:

I) DWM - Water Section

The Water Section has no objection to the proposed dedication subject to the following conditions:

1. Existing 13-foot Diameter Water Tunnel

There is an existing 13-foot diameter water tunnel that crosses the proposed N Jefferson Street under vacated N Desplaines Street from approximately vacated W Ohio Street to vacated W Erie Street. This is an extremely critical facility and must be protected.

Any caissons or drilled shafts must comply with the requirements of the attached letters regarding EFP-129321 dated September 3, 2025, attached hereto as **Exhibit A**, and DEEFP-133130 dated November 24, 2025, attached hereto as **Exhibit B**.

2. Proposed 16-inch Diameter Water Main

To serve the casino and the surrounding development, a 16-inch water main is required in the proposed N Jefferson Street, connecting to the existing 36-inch water main in W Grand Avenue at N Jefferson Street and the existing 12-inch water main in W Erie Street at N Union Avenue. The following requirements apply:

- a. The DWM will allow the private contractor of Bally's Corporation to install approximately 1392 feet of 16-inch water main in proposed N Jefferson Street. The DWM will make connections to the existing water mains in W Erie Street and

OUC File No. VD-132552

February 11, 2026

Page 2 of 3

W Grand Avenue, as well as provide resident engineering services, valve operations, and water quality testing for the above-mentioned work. Bally's Casino's contractor will be responsible for obtaining all applicable permits, traffic control, tracing equipment, excavation/OSHA shoring, backfilling/compaction, abandonment of appurtenances (valve boxes/valve basins) and all restoration to CDOT standards.

- b. The estimated cost to provide the above-mentioned services is **\$235,500.00**, based on *premium time*. Please note that this estimate is based on current rates for labor, material, equipment, and overhead charges, but actual costs will be submitted for payment upon completion of the work. Note that the contractor will be responsible for obtaining all applicable permits, excavation/OSHA shoring, backfilling/compaction, and all restoration to CDOT standards. The DWM will backfill the excavated areas for the water main connections after construction, but the private contractor of Bally's Casino shall be responsible for all final restoration.
- c. DWM acknowledges receipt of the **\$235,500.00** deposit.
- d. Installation of the water main may begin before the dedication of N Jefferson Street has been completed subject to the terms of the *Permanent Easement Agreement Regarding Future Jefferson Street Right of Way- Infrastructure and Water Management Facilities* (Document No. 2530221011, recorded October 29, 2025), attached hereto as **Exhibit C**.
- e. All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM standards.
- f. See the attached letter regarding BES Project No. 22-12:024.02 Revision 1 dated October 29, 2025, for additional information, attached hereto as **Exhibit D**.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org.

II) **DWM - Sewer Section**

Based on sewer records, the following public sewers and associated structures are present within and adjacent to the area proposed for dedication:

- A. A 36-inch sewer in vacated W Erie St crossing through proposed Jefferson St dedication and continuing east to NPDES #098 at the North Branch of the Chicago River
- B. A 60-inch sewer in vacated W Erie St, per Ordinance Doc. 17604785 on July 21, 1959, crossing through proposed Jefferson St dedication and continuing east to NPDES #098 at the North Branch of the Chicago River.

To manage surface drainage from the area proposed for dedication, the Beneficiary shall install a private storm drainage system at its sole cost and expense. This system will discharge into the river via an outfall pipe located on the Beneficiary's property, immediately north of the Grand Ave Right-of-Way (ROW).

While the system is intended for future public dedication, any portion situated outside the future dedicated ROW must be covered by an easement. Consequently, the Beneficiary is responsible for establishing and granting this easement via a Grant of Outfall Sewer Pipe Easement Agreement. The Beneficiary shall retain full responsibility for the maintenance and operation of the private storm drainage system until the proposed dedication is formally recorded, the outfall easement is established, and the DWM formally accepts ownership.

OUC File No. VD-132552

February 11, 2026

Page 3 of 3

The Sewer Section has no objection to the proposed dedication, provided the following will remain in effect:

- 1) All terms of the existing *Permanent Easement Agreement Regarding Future Jefferson Street Right of Way- Infrastructure and Water Management Facilities* (Document No. 2530221011, recorded October 29, 2025) shall remain in effect, attached hereto as Exhibit C.
- 2) All sewer mains and structures to serve the proposed dedication shall remain private and under the Beneficiary's maintenance responsibility until:
 - a) The proposed dedication is passed by City Ordinance.
 - b) A Sewer and Access Easement is executed with the DWM for the proposed sewer north of Grand Avenue and east of the proposed dedication.
 - c) The DWM issues Final Acceptance of the sewer infrastructure. To obtain Final Acceptance, the Beneficiary must fulfill the following:
 - i. All proposed sewers must be professionally cleaned. Inspection videos must be submitted to the DWM within 30 days of cleaning for approval.
 - ii. Completion report and final walk-through with developer, engineer, contractor, and City staff
 - iii. Final as-built drawings, signed and sealed by a licensed Professional Engineer or Surveyor, must be submitted to and approved by the DWM.

If there are any questions regarding the sewer facilities, contact Alexander Huynh at 312-744-4420 and Anupam Verma at 312-742-7108.

Very truly yours,


Randy Conner
Commissioner

(Sub)Exhibits "A", "B", "C" and "D" referred to in this Department of Water Management Letter read as follows:

(Sub)Exhibit "A".
(To Department Of Water Management Letter)

Department Of Water Management Letter.
OUC File No. EFP-129321
(Dated September 3, 2025)



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

September 3, 2025

Bally's Corporation
100 Westminister Street
Providence, RI 02903

Attention: Robert Marra
Project Director

SUBJECT: Proposed Drilled Shafts and H Piles
Bally's Casino
703 W Chicago Avenue
BES Project No. 22-12:024.06
OUC File No. EFP-129321

Mr. Marra:

This correspondence is in response to an Office of Underground Coordination transmittal, dated February 18, 2025, and revised plans received August 18, 2025, for the subject project.

The Department of Water Management - Water Section

This Department maintains the following existing, sensitive and extremely critical facilities:

- 13 Foot DesPlaines Street Tunnel
- 14 Foot Chicago Avenue Construction Shaft
- 14 Foot River Shaft
- 10 Foot Shallow Tunnel Connection between the 14 Foot River Shaft and the 14 Foot Chicago Avenue Construction Shaft
- 16 Foot Chicago Avenue Lake and Land Tunnel

This Department's records indicate that the 13-foot DesPlaines Street Tunnel, 10-foot Shallow Tunnel, and the 14-foot Chicago Avenue Construction Shaft are within the Bally's Corporation project limits.

Per the letters of reliance sent to the DWM on March 11, 2025, titled "GEI Letter_BCC_DWM Tunnel Loading at Hotel_03-11-2025" and "MKA_DWM Tunnel Strain Evaluation Letter_20250311", Bally's Corporation consultant, GEI Consultants, Inc, P.C., is issuing reliance that the 10-foot Shallow Tunnel, Chicago Avenue Construction Shaft, and DesPlaines Street Deep Tunnel will not be compromised as a result of the proposed construction work.

Bally's Corporation must maintain at least 30 feet of directly adjacent horizontal clearance from the outside faces of all theoretical locations of the 13-foot DesPlaines Street Deep Tunnel to account for potential variation in actual built tunnel/shaft locations and to prevent potential loading of the tunnel/shaft lining as a result of drilled shafts for caissons. The following drilled shafts for caissons supporting Pier 1 and Pier 2 are within the 30 feet of horizontal clearance from the 13-foot DesPlaines Street Deep Tunnel: Bridge Approach Shafts A, B, C, and D; Shaft 1-1-D; Shaft 1-1-C; and Shaft 1-2-D.

In order to accommodate the proposed drilled shafts for caissons, this Department must provide a resident engineer to be present on site during the installation of the proposed shafts for caissons that are within the 30-foot directly adjacent horizontal clearance from the outside faces of all theoretical locations of the existing 13-foot DesPlaines Street Deep Tunnel. The estimated cost for resident engineering services is **\$3,506.00**. Please note that this estimate is based on current labor rates (including overhead charges), but the actual costs of the resident engineering services will be submitted for payment.

An invoice for the estimated cost of resident engineering services has been prepared by the Department of Water Management and is attached to this letter. To pay online, go to [-pay.cityofchicago.org](https://pay.cityofchicago.org) (City of Chicago Payment Portal) and click on the Get Started icon under Other City Fees. This will take you to the payment section where you will enter your Account Number and Invoice Number. This information can be found on the top line of the invoice along with the billing date and amount due current. The portal will accept credit card payments and electronic checks. The remitter will receive a receipt via email as proof of payment. **This invoice must be paid within 60 days of the billing date, or your account will be put on hold.**

Once the payment has been submitted and accepted by the City of Chicago, the applicant should submit a copy of the receipt along with this letter and invoice to DWMREServicesPayments@cityofchicago.org. Upon receipt of the proof of payment, the Chicago Department of Water Management will be available to coordinate and schedule a resident engineer; follow the instructions below to schedule the resident engineer.

It is required that the Force Account Construction Manager be contacted at FACM@dwmpmo.net two weeks prior to the anticipated construction date so a resident engineer can be assigned to the project. The DWM resident engineer will adhere to the schedule provided by Chicago Community Builders Collective, unless notified otherwise.

Bally's Corporation will not compromise the DesPlaines Street Deep Tunnel, 10-foot Shallow Tunnel, or Chicago Avenue Construction Shaft, and is not permitted to stockpile within 30 feet of the Chicago Avenue Construction Shaft. Bally's Corporation must grant DWM forces immediate access to the Chicago Avenue Construction Shaft within the construction zone, if requested by DWM.

This Department's utility separation requirements are as follows: The minimum vertical clearance (edge-to-edge) from all water mains is 18 inches. For feeder mains (water mains 16-inches and larger), the minimum horizontal clearance (edge-to-edge) is five (5) feet, and for grid mains (water mains less than 16-inches), the minimum horizontal clearance (edge-to-edge) is three (3) feet. No proposed above ground facility (tree, planter box, light pole, etc.) can be closer than five (5) feet (edge-to-edge) from a water main or closer than three (3) feet (edge-to-edge) from a water service. Should the DWM require access to its facilities, it will not be responsible for the costs to remove or support any above ground structures adjacent to its facilities.

All new curb installations adjacent to fire hydrants must be painted 'safety yellow' for 15 feet on each side of the fire hydrant except where the 15-foot dimension intersects a crosswalk, driveway or similar feature. In no case shall the installation of any proposed facility be closer than five (5) feet from a fire hydrant or fire hydrant lead.

Extreme caution is to be taken to ensure that no facility owned and maintained by this Department is damaged during construction. If damage occurs to any facilities, Bally's Corporation will be held responsible for the cost of repairing or replacing the facilities.

Please note that the details described above are valid for 90 days from the date of this letter, after which time, Bally's Corporation will be responsible for re-submitting plans to this Department for review and revision of the estimate of cost, as needed. ***Failure to comply with the provisions in this correspondence may result in additional expenses to the proposed project to verify that all work conforms to DWM's standards.***

If there are any questions regarding the water facilities, please contact the Bureau of Engineering Services at 312-744-5070.

Sincerely,

Randy Conner

Randy Conner
Commissioner

JB

7/15/2026

REPORTS OF COMMITTEES

47401



BALLY'S CORPORATION
100 WESTMINSTER STREET
PROVIDENCE, 02903

BILLING DATE	BUSINESS NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT DUE
09/04/2025	BALLY'S CORPORATION	119554	491348	\$3,506.00

CITY DEPARTMENT	DATE OF SERVICE	WORK ORDER NUMBER	LINE DESCRIPTION	LOCATION	AMOUNT
Water Management			088-296-30-FA ESTIMATED SD	BES 22-12:024.06/ 703 W. CHICAGO AVENUE	\$3,506.

To avoid further collection efforts, Please remit the amount due within 60 days

Online: Scan the QR code above or visit <https://chipay.chicago.gov>

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By Mail: Make check or money order payable to the City of Chicago and include your account number and invoice number to ensure proper posting. Send your payment with the coupon below to:

CITY OF CHICAGO FMPS
P.O. Box 71630
Chicago, IL 60694-7163

Detach and return bottom portion with your payment.

BILLING DATE	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT DUE
09/04/2025	119554	491348	\$3,506.00

BALLY'S CORPORATION
100 WESTMINSTER STREET
PROVIDENCE, 02903

AMOUNT PAID

491348100003506005

(Sub)Exhibit "B".
(To Department Of Water Management Letter)

Department Of Water Management Letter.
OUC File No. DEEFP-133130
(Dated November 24, 2025)



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

November 24, 2025

Bally's Corporation
100 Westminster Street
Providence, RI 02903

Attention: Robert Marra
Project Director

**SUBJECT: Proposed Drilled Shafts and Caissons Retaining Wall 7
Bally's Casino
703 W Chicago Avenue
BES Project No. 22-12:024.06
OUC File No. DEEFP-133130**

Mr. Marra:

This correspondence is in response to an Office of Underground Coordination transmittal, dated September 9, 2025, and revised plans received November 11, 2025, for the subject project.

The Department of Water Management - Water Section

This Department maintains the following existing, sensitive and extremely critical facilities:

- 13 Foot DesPlaines Street Tunnel
- 14 Foot Chicago Avenue Construction Shaft
- 14 Foot River Shaft
- 10 Foot Shallow Tunnel Connection between the 14 Foot River Shaft and the 14 Foot Chicago Avenue Construction Shaft
- 16 Foot Chicago Avenue Lake and Land Tunnel

This Department's records indicate that the 13-foot DesPlaines Street Tunnel, 10-foot Shallow Tunnel, and the 14-foot Chicago Avenue Construction Shaft are within the Bally's Corporation project limits.

Per the letters of reliance sent to the DWM on March 11, 2025, titled "GEI Letter_BCC_DWM Tunnel Loading at Hotel_03-11-2025" and "MKA_DWM Tunnel Strain Evaluation Letter_20250311", Bally's Corporation consultant, GEI Consultants, Inc, P.C., is issuing reliance that the 10-foot Shallow Tunnel, Chicago Avenue Construction Shaft, and DesPlaines Street Deep Tunnel will not be compromised as a result of the proposed construction work.

Bally's Corporation must maintain at least 30 feet of directly adjacent horizontal clearance from the outside faces of all theoretical locations of the 13-foot DesPlaines Street Deep Tunnel to account for potential variation in actual built tunnel/shaft locations and to prevent potential loading of the tunnel/shaft lining as a result of drilled shafts for caissons. Three (3) proposed drilled shafts for caissons supporting retaining wall 7 are permitted within the 30 feet of horizontal clearance limit from the 13-foot DesPlaines Street Deep Tunnel and should not exceed the proposed elevation of -65.0 CCD. Any variation in the plan during excavation should be reviewed and approved by CDWM before any new structure loadings are applied to the caissons.

In order to accommodate the three (3) proposed drilled shafts for caissons, this Department must provide a resident engineer to be on site immediately prior to and during caisson construction to confirm the caissons are built at the location, bearing elevation, and size shown on the drawings the outside faces of all theoretical locations of the existing 13-foot DesPlaines Street Deep Tunnel. The estimated cost for resident engineering services is **\$1,794.00**. Please note that this estimate is based on current labor rates (including overhead charges), but the actual costs of the resident engineering services will be submitted for payment.

An invoice for the estimated cost of resident engineering services has been prepared by the Department of Water Management and is attached to this letter. To pay online, go to [-pay.cityofchicago.org](https://pay.cityofchicago.org) (City of Chicago Payment Portal) and click on the Get Started icon under Other City Fees. This will take you to the payment section where you will enter your Account Number and Invoice Number. This information can be found on the top line of the invoice along with the billing date and amount due current. The portal will accept credit card payments and electronic checks. The remitter will receive a receipt via email as proof of payment. **This invoice must be paid within 60 days of the billing date, or your account will be put on hold.**

Once the payment has been submitted and accepted by the City of Chicago, the applicant should submit a copy of the receipt along with this letter and invoice to DWMREServicesPayments@cityofchicago.org. Upon receipt of the proof of payment, the Chicago Department of Water Management will be available to coordinate and schedule a resident engineer; follow the instructions below to schedule the resident engineer.

It is required that the Force Account Construction Manager be contacted at FACM@dwmpmo.net two weeks prior to the anticipated construction date so a resident engineer can be assigned to the project. The DWM resident engineer will adhere to the schedule provided by Chicago Community Builders Collective, unless notified otherwise.

Bally's Corporation will not compromise the DesPlaines Street Deep Tunnel, 10-foot Shallow Tunnel, or Chicago Avenue Construction Shaft, and is not permitted to stockpile within 30 feet of the Chicago Avenue Construction Shaft. Bally's Corporation must grant DWM forces immediate access to the Chicago Avenue Construction Shaft within the construction zone, if requested by DWM.

This Department's utility separation requirements are as follows: The minimum vertical clearance (edge-to-edge) from all water mains is 18 inches. For feeder mains (water mains 16-inches and larger), the minimum horizontal clearance (edge-to-edge) is five (5) feet, and for grid mains (water mains less than 16-inches), the minimum horizontal clearance (edge-to-edge) is three (3) feet. No proposed above ground facility (tree, planter box, light pole, etc.) can be closer than five (5) feet (edge-to-edge) from a water main or closer than three (3) feet (edge-to-edge) from a water service. Should the DWM require access to its facilities, it will not be responsible for the costs to remove or support any above ground structures adjacent to its facilities.

All new curb installations adjacent to fire hydrants must be painted 'safety yellow' for 15 feet on each side of the fire hydrant except where the 15-foot dimension intersects a crosswalk, driveway or similar feature. In no case shall the installation of any proposed facility be closer than five (5) feet from a fire hydrant or fire hydrant lead.

Extreme caution is to be taken to ensure that no facility owned and maintained by this Department is damaged during construction. If damage occurs to any facilities, Bally's Corporation will be held responsible for the cost of repairing or replacing the facilities.

Please note that the details described above are valid for 90 days from the date of this letter, after which time, Bally's Corporation will be responsible for re-submitting plans to this Department for review and revision of the estimate of cost, as needed. ***Failure to comply with the provisions in this correspondence may result in additional expenses to the proposed project to verify that all work conforms to DWM's standards.***

If there are any questions regarding the water facilities, please contact the Bureau of Engineering Services at 312-744-5070.

Sincerely,

Randy Conner HK

Randy Conner
Commissioner

JB

7/15/2026

REPORTS OF COMMITTEES

47405



BALLY'S CORPORATION
100 WESTMINSTER STREET
PROVIDENCE, 02903

BILLING DATE	BUSINESS NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT DUE
11/26/2025	BALLY'S CORPORATION	119554	493026	\$1,794.00

CITY DEPARTMENT	DATE OF SERVICE	WORK ORDER NUMBER	LINE DESCRIPTION	LOCATION	AMOUNT
Water Management			088-296-30-FA ESTIMATED SD	BES 22-12:024.06/ 703 W. CHICAGO AVENUE	\$1,794.00

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BILLING DATE	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT DUE
11/26/2025	119554	493026	\$1,794.00

BALLY'S CORPORATION
100 WESTMINSTER STREET
PROVIDENCE, 02903

AMOUNT PAID

493026100001794008

(Sub)Exhibit "C".
(To Department Of Water Management Letter)

*Permanent Easement Agreement Regarding Future Jefferson Street Right-Of-Way --
Infrastructure And Water Management Facilities.*

This Permanent Easement Agreement (the "Agreement") is made and entered into as of this 27th day of October, 2025 ("Effective Date"), by and between **Bally's Chicago Operating Company, LLC**, a Delaware limited liability company ("Developer"), **GLP Capital, L.P.**, a Pennsylvania limited partnership ("Fee Title Holder"), and the **City of Chicago**, an Illinois home rule municipal corporation (the "City"), by and through its **Department of Water Management ("DWM")**.

Witnesseth:

WHEREAS, Developer is the exclusive tenant of a long term ground lease of certain real property (the "**Developer Parcel**") located at 777 W. Chicago Avenue, Chicago, Illinois 60654. A full legal description of this **Developer Parcel** is set forth in **Exhibit A**, which is attached hereto and incorporated by reference; and

WHEREAS, The Fee Title Holder is the owner of the Developer Parcel subject to a

ground lease. The Fee Title Holder joins this Agreement solely for the grant and conveyance of the easement granted herein subject to the terms of this Agreement. The Fee Title Holder shall not be responsible nor liable for any other obligation hereunder whatsoever, including any and all obligations of the Developer herein; and

WHEREAS, Developer plans to develop a casino, hotels, entertainment venue, residential buildings and office buildings on the Developer Parcel (the “Developer Project”); and

WHEREAS, the Developer understands and agrees that in order to receive certain approvals required by the City, the Developer must agree to and comply with terms and conditions set forth in various OUC files related to the Developer Project (the “DWM OUC Files”); and

WHEREAS, subject to the terms and conditions of this Agreement and the DWM OUC Files, Developer has agreed to construct and install, or shall cause its contractors to construct and install certain water and sewer infrastructure improvements (the “Developer DWM Facility Work”), specifically the installation of a 16” public watermain (“Water Main Easement”) and a 36” sewer diversion pipe which diverts flow from the existing 36” brick sewer to the existing 60” RCP sewer and installation of sheeting along the 60” RCP Sewer located within the Permanent DWM Easement Parcel Area (“Sewer Facilities Temporary Easement”)(together “DWM Facilities”) within the entire width and length of the area proposed for the future dedication as a right-of-way (“Future Dedicated Right of Way”), and which such area is designated as the “Permanent DWM Easement Parcel Area” located on a portion of the Developer Parcel. A Plat of Easement (the “Plat”) depicting and legally describing the Permanent DWM Easement Parcel Area is attached hereto as Exhibit B; and

WHEREAS, the Developer DWM Facility Work shall include the work described in Section 6 and set forth on Exhibit C attached hereto and any update to the completion dates set forth in Exhibit D (“Developer DWM Facility Work Schedule”), attached hereto and made a part hereof, will be performed in compliance with (1) the City’s DWM standards and requirements and subject to inspection by DWM during construction; (2) the standards and requirements of the Department of Transportation (“CDOT”); and (3) in compliance with all applicable federal, State, and local laws, ordinances, rules, regulations, including but not limited to the Illinois Environmental Protection Agency (“EPA”) regulations (collectively, “All Applicable Laws”), and consistent with the Developer Project; and

WHEREAS, the Developer DWM Facility Work shall include the following and the work described in Section 6 hereof:

- (i) the construction and installation of a 36” sewer diversion pipe which diverts flow from the existing 36” brick sewer in the Erie Street right of way to the existing 60” RCP sewer located within the Permanent DWM Easement Area; and
- (ii) Completion of work in Erie St which includes diverting flow from the existing catch basins and private sewer laterals which currently drain to the existing 36” brick sewer to the existing 60” RCP sewer located within the Permanent DWM Easement Area; and

(iii) removal of 36" sewer diversion pipe and abandonment of existing 36" brick sewer in the Erie Street right of way, as more fully detailed in the "June 13, 2025 DWM Sewer Diversion Involvement Letter", attached hereto and made a part hereof as Exhibit E; and

(iv) installation of sheeting along both sides of the existing 60" RCP Sewer located within the Permanent DWM Easement Parcel Area; and

(v) the construction and installation of the following:

- a. a 16" watermain in the Future Dedicated Right of Way;
- b. a 16" water main in a casing pipe under the railroad tracks at the existing W Erie Street ROW;
- c. a 16" water main in the existing W Erie Street ROW including a connection to the existing 12" water main at N Union Street;
- d. a connection to the existing 36" water main in the existing W Grand Avenue ROW; and
- e. all hydrants, valve and other appurtenances.

WHEREAS, Developer and Fee Title Holder have agreed to grant to the City a permanent DWM easement ("**Permanent DWM Easement**"), in, on, over, under and through a portion of the Developer Parcel, namely the Permanent DWM Easement Parcel Area depicted and described on the Plat, Exhibit B, subject to the conditions set forth in Section 3 herein. The Water Main Easement in, on, over, under and through the Permanent DWM Easement Parcel Area shall serve the Developer Project. The Developer and Fee Title Holder shall subsequently convey, transfer, and dedicate, subject to CDOT standards and requirements and All Applicable Laws, the Permanent DWM Easement Parcel Area to the City as a dedicated public right-of-way;

NOW, THEREFORE, in consideration of mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals**

The above recitals are incorporated by reference and made a part of this Agreement.

2. **Grant of Permanent DWM Easement, Use, and Access.**

- a. **Grant of Permanent DWM Easement.** On the Effective Date, and subject to the terms and conditions of this Agreement, Developer and Fee Title Holder hereby grants and conveys, subject to the conditions set forth in Section 3 herein, the Permanent DWM Easement in, on, over, under, and through the Permanent DWM Easement Parcel Area for the purposes detailed in this Agreement. The Permanent DWM Easement is depicted on the Plat of Easement, and legally described on the corresponding legal description of same on Exhibit B granted for the purpose of access, use, inspection, maintenance, repair, and rehabilitation of the Water Main Easement within the Permanent Easement Parcel Area. The Fee Title Holder joins this Agreement solely for the grant and conveyance the Permanent DWM Easement

granted herein subject to the terms of this Agreement. The Fee Title Holder shall not be responsible nor liable for any other obligation hereunder whatsoever, including any and all obligations of the Developer herein.

3. Conditions of Permanent DWM Easement

The Permanent DWM Easement granted by Section 2 shall be subject to the following conditions:

- a. The Permanent DWM Easement must encompass the entire width and length in, on, over, under and through the Permanent DWM Easement Parcel Area proposed for the Future Dedicated Right-of-Way.
- b. DWM shall have all rights and privileges associated with a dedicated right-of-way.
- c. Except for the Jefferson Street roadway and supporting structures for the Jefferson St bridge supported with caissons and bridge approach soldier pile and retaining walls ("Roadway and Supporting Structures"), no permanent buildings or other permanent structures shall be erected upon, on, in, or over the entire width and length of the Permanent Easement Parcel Area unless approved by DWM.
- d. Developer shall hold harmless and indemnify the City for all Claims, including but not limited to, Claims arising out of or associated with the construction of the Roadway and Supporting Structures, as set forth in Section 7(a) herein.
- e. Prior to the dedication of the Future Dedicated Right-of-Way, and prior to and during the Developer's abandonment of the entire 36-inch sewer on Erie Street, DWM shall have continuous seven (7) days per week, 24-hour daily access without any obstructions including but not limited to any fences, gates, or bollards to the Permanent DWM Easement Parcel Area. During construction of the DWM Facilities and the Roadway and Supporting Structures within the Future Dedicated Right-of-Way, Developer intends to secure the Developer Parcel and shall maintain, and shall continue to provide DWM with continuous seven (7) days per week, 24-hour daily access, twenty-four (24) hour security personnel, and DWM accessible fencing with security gate to the Permanent DWM Easement Parcel Area within the perimeter of the Developer Parcel. Developer emergency contact information of the security firm personnel that shall have access to and provide DWM with continuous seven (7) days per week, 24-hour daily access, to the Permanent DWM Easement Parcel Area and DWM's emergency contact information are both set forth in Section 9 below. DWM shall have continuous seven (7) days per week, 24-hour daily access without obstruction, as required by the June 13, 2025 DWM Sewer Diversion Involvement Letter, Exhibit E, and as set forth in this subsection, including during the construction phase of the DWM Facilities and the Roadway and Supporting Structures.

- f. All proposed plans for improvements or changes must be submitted to and approved by DWM prior to construction. DWM must be present for and inspection of the construction and installation of the Easement Water Main.
- g. Prior to dedication of the Future Dedicated Right-of-Way, and prior to and during the Developer's abandonment of the entire 36-inch sewer on Erie Street, pursuant to the terms and conditions of the June 13, 2025 DWM Sewer Diversion Involvement Letter, Developer shall be responsible for the repair, renewal, restoration, or replacement of the physical improvements on the Permanent DWM Easement Parcel Area, which may be damaged in connection with the maintenance, repair, replacement, or abandonment of the DWM Facilities and appurtenances. This will no longer be a requirement once (1) the Permanent Easement Parcel Area is a Dedicated Right of Way and (2) the Developer's abandonment of the entire 36-inch sewer on Erie Street, pursuant to the terms and conditions of the June 13, 2025 DWM Sewer Diversion Involvement Letter and the Sewer Facilities Temporary Easement is released, and pursuant to the terms and conditions of this Agreement.
- h. Any adjustments to any DWM Facilities in or to be installed in the Permanent DWM Easement Parcel Area in connection with and caused by the Developer DWM Facility Work must be paid for by the Developer.

4. Dedication/Failure to Dedicate/Release of Easement.

Upon dedication of the Permanent DWM Easement Parcel Area to City as a dedicated public right-of-way ("Dedicated Right-of-Way"), pursuant to this Agreement, and a dedication ordinance and plat of dedication approved by the City Council of the City Chicago, the dedication ordinance and plat of dedication shall be recorded with the Cook County Clerk's Recordings Division at Developer's sole cost and expense. Upon recording of the dedication ordinance and plat of dedication, the Permanent Easement Parcel Area shall automatically merge with the Dedicated Right-of-Way and this Agreement shall automatically terminate, subject to the survival of (1) the Developer's obligation to (a) abandon the entire 36-inch sewer on Erie St and (b) abandon the sewer diversion within the easement, and (c) the City accepting these abandonments as part of the project sewer work; and (2) the Indemnities set forth in Section 8(c) herein for Claims occurring prior to the Conversion Date, as may be extended by mutual agreement of the parties. The Developer shall provide a copy of the recorded dedication ordinance and plat of dedication to the Department of Water Management at the address appearing in Section 9 herein. Thereafter, City shall possess all rights and privileges associated with the Dedicated Right-of-Way.

Should the Developer fail to dedicate the Permanent DWM Easement Parcel Area to City as a Dedicated Right-of-Way on or before December 31, 2026 ("Conversion Date"), unless such Conversion Date is extended by the mutual agreement of the parties, the Permanent DWM Easement shall be perpetual and must encompass the entire width and length in, on, over, under and through the Permanent DWM Easement Parcel Area.

Pursuant to the Section 9 of the June 13, 2025 DWM Sewer Diversion Involvement Letter, the Sewer Facilities Temporary Easement over the 36-inch diversion sewer shall be released

after the Developer (a) abandons the entire 36-inch sewer on Erie St and (b) abandons the sewer diversion within the easement, and after (c) the City accepts these abandonments as part of the project sewer work.

5. Developer Representations.

Developer represents and warrants to City that it, along with the joinder of the Fee Title Holder, possesses, or shall acquire prior to the Effective Date, sufficient consent, authority, title and interest in and to the Permanent Easement Parcel Area to enter into this Agreement, and grant to DWM good and marketable title to the Permanent DWM Easement.

6. Use and Access of the Permanent DWM Easement.

Prior to dedication of the Future Dedicated Right-of-Way, the Permanent DWM Easement shall serve as an easement for the DWM Facilities and appurtenances, subject to the terms and conditions of this Agreement. After the dedication of the Future Dedicated Right-of-Way, the Permanent Easement Parcel Area shall automatically merge with the Dedicated Right-of-Way as set forth in Section 3 above, and DWM shall have rights in the Dedicated Right-of-Way, including but not be limited to the operation and maintenance of the DWM Facilities, as well as for the installation of any additional water main, sewer mains and related appurtenances, or other municipally-owned service facilities now located, or which in the future may be located in and merges with the Dedicated Right-of-Way. The grant of the Permanent DWM Easement to the City includes the right to maintain, abandon and/or remove, renew, and reconstruct the DWM Facilities. Pursuant to Section 3(e), City shall have continuous 24-hour access to the Permanent DWM Easement Parcel Area, free from obstructions such as fences, gates, or bollards, to ensure unimpeded access prior to and after the dedication of the Future Dedicated Right-of-Way. It is further provided, as set forth in Section 3(c) herein, except for Roadway and Supporting Structures, no permanent buildings or other structures shall be erected upon or over the entire width and length of the Permanent DWM Easement Parcel Area unless approved by DWM.

Additionally, as set forth in Section 4 herein, and pursuant to the Section 9 of the June 13, 2025 DWM Sewer Diversion Involvement Letter, the Sewer Facilities Temporary Easement over the 36-inch diversion sewer shall be released after the Developer (a) abandons the entire 36-inch sewer on Erie St and (b) abandons the sewer diversion within the easement, and after (c) the City accepts these abandonments as part of the project sewer work.

City's access shall not unreasonably interfere with Developer's, or its contractors and agents', ability to complete work on the site, whether related to the DWM Facilities or other Developer Project activities.

7. Developer DWM Facility Work.

- a. Upon execution of this Agreement, Developer will be responsible, at its sole cost and expense, for performing and completing the Developer DWM Facility Work, in accordance with the DWM OUC Files and this Agreement.

- b. Developer shall obtain DWM's review and approval of the plans and specifications for the Developer DWM Facility Work, including any update of the completion dates set forth in the Developer DWM Facility Work Schedule, Exhibit D, in accordance with this Agreement. DWM agrees that its approval of the submitted plans and specifications will not be unreasonably withheld or delayed. Upon review and approval by DWM, such plans and specifications shall be known as the "Approved Plans."

In addition to the completion dates set forth on the Developer DWM Facility Work Schedule, the Developer shall adhere to the following applicable Developer DWM Facility Work, and as set forth in this Agreement, and as described in Exhibit C attached hereto:

- (i) the construction and installation of a 36" sewer diversion pipe which diverts flow from the existing 36" brick sewer in the Erie Street right of way to the existing 60" RCP sewer located within the Permanent DWM Easement Area; and
- (ii) Completion of work in Erie St which includes diverting flow from the existing catch basins and private sewer laterals which currently drain to the existing 36" brick sewer to the existing 60" RCP sewer located within the Permanent DWM Easement Area; and
- (iii) removal of 36" sewer diversion pipe and abandonment of existing 36" brick sewer in the Erie Street right of way, as more fully detailed in the "June 13, 2025 DWM Sewer Diversion Involvement Letter", attached hereto and made a part hereof as Exhibit E; and
- (iv) installation of sheeting along both sides of the existing 60" RCP Sewer located within the Permanent DWM Easement Parcel Area; and
- (v) the construction and installation of the following:
 - a. 16" watermain in the Future Dedicated Right of Way; and
 - b. 16" water main in a casing pipe under the railroad tracks at the existing W Erie Street ROW; and
 - c. 16" water main in the existing W Erie Street ROW including a connection to the existing 12" water main at N Union Street; and
 - d. connection to the existing 36" water main in the existing W Grand Avenue ROW; and
 - e. all hydrants, valves and other appurtenances.
- c. Developer expressly agrees and warrants that the Developer DWM Facility Work shall be designed, constructed, and performed, at all times in a good and workmanlike manner and in compliance with all applicable federal, state local laws and regulations, the Approved Plans, and this Agreement. To that end, Developer shall apply for and receive all necessary building, public way and

other permits required by All Applicable Laws, including the Municipal Code of Chicago ("Permits").

- d. Upon issuance of the Permits for the Developer DWM Facility Work, and permits for other initial work necessary for the Developer Project, Developer shall diligently pursue completion of such Developer DWM Facility Work and, subject to Unavoidable Delays as defined in Section 10(f) below, shall complete such Developer DWM Facility Work in accordance with this Agreement, the Permits, the Approved Plans, and the Developer DWM Facility Work Schedule.
- e. Developer shall be responsible, at its sole cost and expense, for obtaining approvals of or making suitable arrangements with (including payment to) the persons or entities owning or controlling any currently existing utility or public service facility (or replacements or upgrades thereof in currently existing locations) that is duly authorized to occupy a public way and is required to be removed, relocated, altered, additionally maintained or restored because of the Developer DWM Facility Work ("Existing Utility Facilities").
- f. Following the completion of the inspection of the Developer DWM Facility Work in accordance with and pursuant to the Permits, the City will provide a punch list of items of Developer DWM Facility Work that are to be completed by Developer prior to acceptance by the City. Upon Developer's final completion of the Developer DWM Facility Work, including all required punch list items, all in accordance with the Approved Plans, Permits and delivery of as-built plans and assignments of warranties, and acceptance of the Developer DWM Facility Work, the DWM Commissioner shall provide the Developer with a separate written close out letter for the Developer DWM Facility Work, as required by the respective DWM OUC Files and this Agreement, and accepting the Developer DWM Facility Work.
- g. The Developer agrees that it will conduct and perform the Developer DWM Facility Work consistent with the obligations, requirements and timing in DWM OUC Files and this Agreement and subject to the final approval and acceptance of DWM.
- h. DWM will accept the Developer DWM Facility Work only after receiving from the Developer, and then reviewing and approving the following with regard to the Developer DWM Facility Work: Construction as-built drawings; and all applicable Permits related to the Developer DWM Facility Work. The Developer understands and agrees that Developer's compliance with this Section of the Agreement is a necessary, though not the only, condition for DWM's acceptance of the DWM Developer Facility Work.

8. Indemnities, Insurance, and Liens.

a. Indemnity of City by Developer. To the full extent of All Applicable Laws, Developer hereby agrees to indemnify, hold harmless and defend City, its officials, officers, employees, contractors, and agents ("**City Parties**") from and against any and all claims, demands, damages, lawsuits, legal proceedings, losses, liens, liabilities, judgments, orders or decrees, and all costs and expenses (including, without limitation, actual attorneys' fees, court costs, and other reasonable expenses of litigation) ("**Claims**"), for the death or injury of any person or persons, or property damage whatsoever and for Claims associated with any municipally-owned service facilities arising or resulting from any Developer Parties' performance or non-performance of the Developer DWM Facility Work, and/or the Permanent DWM Easement, or Claims arising out of the use of or entry into the Permanent DWM Easement Parcel Area or Developer Parcel, and Claims arising out of or associated with the construction of the Roadway and Supporting Structures, or the performance of work in or on the Permanent DWM Easement Parcel Area by Developer, its employees, agents, and contractors ("**Developer Parties**"). In the event City receives notice of a Claim for which it desires to be covered by this indemnity, City shall notify Developer in writing and tender said defense to Developer. In such event, Developer shall appear in City's name and shall vigorously defend such Claim at Developer's expense. City shall cooperate with Developer and may, but is not obligated to, reasonably participate in the defense of the Claim; provided however, that Developer shall not enter into any settlement of any such Claim without the consent of City, which consent shall not be unreasonably withheld or denied. This remedy is not exclusive. Notwithstanding anything to the contrary contained herein, in no event shall any Claim include claims, demands, damages, lawsuits, legal proceedings, losses, liens, liabilities, judgments, orders or decrees, and all costs and expenses resulting from the negligence of willful misconduct or any City Party. The Developer, as the leasehold title holder of the Permanent DWM Easement Parcel Area, shall indemnify, hold harmless the Fee Title Holder arising or resulting from any Developer Parties' performance or non-performance of the Developer DWM Facility Work, and/or the Permanent DWM Easement, or Claims arising out of the use of or entry into the Permanent DWM Easement Parcel Area or Developer Parcel, or the performance of work in or on the Permanent DWM Easement Parcel Area by the Developer Parties.

b. Indemnity of Developer by City. To the full extent of the Law, City shall indemnify, hold harmless and defend Developer and the Fee Title Holder for Claims for personal injury or property damage arising from or as a result of the negligence or willful misconduct of City employees' entry into the Permanent Easement Parcel Area, or their performance of work in or on the Permanent Easement Parcel Area ("**City Claims**") except to the extent such Claims, City Claims, or City Contractor Claims arise, result from, or are caused by any of the Developer Parties. City shall cause its contractors to indemnify, hold harmless and defend the City, Developer and the Fee Title Holder, and their officers, employees,

and agents from and against any and all Claims, for the death or injury of any person, or property damage whatsoever arising or resulting from City's contractors' use and access to the Permanent Easement Parcel Area ("**City Contractor Claims**"), except to the extent such Claims, City Claims, or City Contractor Claims arise, result from, or are caused by any of the Developer Parties' performance or non-performance, actions or inactions. In the event Developer receives notice of a Claim for which it desires to be covered by this indemnity, Developer shall notify City in writing and tender said defense to City or its contractor. In such event, City or City's contractor shall appear in Developer's name and shall vigorously defend such Claim at City's or City's contractor's expense. Developer shall cooperate with the City or City's contractor and may reasonably participate in the defense of the Claim; provided however, that the City or City's contractor shall not enter into any settlement of any such Claim without the consent of Developer, which consent shall not be unreasonably withheld or denied. This remedy is not exclusive.

c. Survival of Indemnities. The provisions of this Section 8 shall survive any termination of this Agreement or the Permanent DWM Easement Area, but it shall not apply to Claims, City Claims, or City Contractor Claims arising from events occurring after such termination.

d. Insurance. Prior to the City or DWM, or any of its agents, employees, or contractors, accessing the Permanent Easement Parcel Area, City shall ensure that each agent, or contractor procures and maintains, and continues to maintain for the duration of such access or work, all required coverages of "**Insurance**" as specified in Exhibit F which is attached and incorporated herein. The City is self-insured as set forth in Exhibit F.

Developer must provide and maintain at Developer's own expense, or cause to be provided, during the term of this Agreement and during the time period following completion of the Developer DWM Facility Work if the Developer is required to return and perform any additional work, services, or operations, the insurance coverages and requirements set forth as specified in Exhibit G which is attached and incorporated herein, insuring all ownership, work, services or operations related to this Agreement.

e. Liens. City shall keep the Permanent DWM Easement Parcel Area free from any and all liens arising out of City's use and access of the Permanent DWM Easement. In case any such lien attaches, Developer shall notify the City of such lien. Upon receipt of such notice, City shall either pay and remove said lien, or undertake, in good faith, to contest such lien by appropriate legal proceedings and provide Developer with written notice of the same. In the event City contests said lien, upon Developer's request, City agrees to provide the title insurer with a title indemnity in form and substance acceptable to Developer's title company, including complying with conditions imposed by such title insurer, in order to permit title company to insure over such lien. City shall not be required to pay the lien until a

final non-appealable judgment has been rendered in the lien holder's favor for work performed for City on the Developer Parcel. If City (1) fails to pay and remove such lien, and fails to contest same and fails to provide the title indemnity as provided herein, or (2) fails to comply with a final non-appealable judgment, then Developer, at Developer's election following 30 days' notice and time for cure to the City, may, but is not obligated to, pay and satisfy the same, and all actual costs incurred related thereto (including, without limitation, reasonable attorneys' fees, disbursements and court costs) and such amounts paid by Developer shall be reimbursed by City, after review and approval by the City (which approval shall not be unreasonably delayed or withheld) within forty-five (45) days of City's receipt of a written notice detailing such costs.

9. Notices. All notices or other communications required or permitted pursuant hereto shall be in writing and shall be deemed to have been given upon receipt. Notices shall be addressed to Developer and City at their respective addresses set forth below, or to such substitute address as Developer or City may have designated by notice in accordance herewith:

If to City, at:

City of Chicago
Department of Water Management
1000 E. Ohio Street
Chicago, IL 60611
Attn: Commissioner
(312) 744-7001

Notices to DWM in the case of any emergency related to this Agreement:

City of Chicago
Department of Water Management
John Gallager,
Managing Deputy Commissioner
(312) 747-0196

And:

Department of Water Management
Central Dispatch
(312) 747-7566

with a copy to:

City of Chicago Department of Law
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attn: Deputy Corporation Counsel
Real Estate and Land Use Division

If to Developer:

Michael Anzelc, VP – Project Development
Bally's Chicago
640 N. LaSalle St., STE 460
Chicago, IL 60654

with a copy to:

Meg George, Esq.
Akerman, LLP
71 S. Wacker Drive, 47th Floor
Chicago, IL 60606

Bally's Corporation
Attn: General Counsel
100 Westminster St.
Providence, RI 02903
legal.na@ballys.com

Notices to Developer in the case of any emergency related to this Agreement:

Michael Anzelc, VP – Project Development
manzelc@ballyschicago.com
(702) 553-7897

Jose Delgado, Senior General Superintendent
560 W. Grand Avenue
Chicago, IL 60654
(312) 617-5714

Security:
Joseph Thomas, Project Executive – Operations
560 W. Grand Avenue
Chicago, IL 60654
(312) 206-0508

If to Fee Title Holder:

GLP Capital, L.P.
845 Berkshire Blvd, Suite 200
Wyomissing, PA 19610

With copy to:

Taft Law
111 E Wacker Drive, Suite 2600
Chicago, Illinois 60601
Attn: Kathryn Kovitz Arnold

10. General

- a. Illinois Law. This Agreement has been negotiated, executed and delivered in Chicago, Illinois and shall be construed and enforced in accordance with the laws of Illinois, including the law of public trust with respect to the use and occupation of the public way.
- b. Partial Invalidity. If any clause, sentence or other portion of this Agreement shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portion hereof shall remain in full force and effect.
- c. Runs with the Land. All provisions hereof, including the benefits and burdens, shall run with the land, and shall be binding upon and enforceable by, and shall inure to the benefit of City and Developer and their respective successors and assigns. Upon a bona fide conveyance of all rights, title and interest in the Developer Parcel to a successor owner, all obligations of performance from and after the date of conveyance shall be enforceable against the transferee and not against the transferor.
- d. No Third-Party Beneficiaries. The rights granted herein are intended solely for the benefit of the parties. No other person or entity shall have any rights hereunder nor may such person enforce any of the terms or be entitled to any of the benefits hereof.
- e. Exclusiveness. The easements, rights, and privileges granted by this Agreement are non-exclusive, however, the Developer covenants not to convey any other easements or conflicting rights within the Permanent DWM Easement Parcel Area which materially interferes with access thereto. Except for the Jefferson Street right of way required to be constructed by Developer pursuant to building permits reviewed and approved by the Chicago Department of Transportation and DWM, no other easements or conflicting rights that would result in an infringement of DWM's recommended vertical and horizontal separation distances shall be deemed to be such material interference, unless consented to and approved by DWM, in its sole discretion.
- f. Unavoidable Delays. The period within which a party is required to perform an obligation hereunder shall be extended to the extent caused by Unavoidable Delays commencing on the date that such party delivers to the other party to

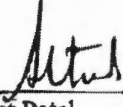
which the obligation is owed a written notice describing in detail the Unavoidable Delay and its specific effect on such party's ability to perform the obligation. As used herein "Unavoidable Delays" shall mean delays due to strikes, lockouts, labor troubles, inability to procure labor or materials or reasonable substitutes therefor, failure of power, fire or other casualty damage, war or civil disorder, or other causes beyond the reasonable control of the party delayed; provided Unavoidable Delays hereunder shall not include delays resulting from changes in economic or market conditions, or financial or internal problems of the Parties. This section shall not apply to the obligation to indemnify as provided in Section 8(b) or the obligation to provide insurance as provided in Section 8(d) of this Agreement, any obligation to pay money, or any obligation or problems that can be reasonably satisfied by the payment of money.

- g. Recordation. This Agreement shall be recorded by Developer, within ten (10) calendar days, or such other time as agreed upon by Developer and City, after the execution date of this Agreement as stated above among the deed records of the Cook County Clerk's Recordings Division at Developer's sole cost and expense.

(Signature pages to follow)

IN WITNESS WHEREOF, Developer, Fee Title Holder and City have caused this Agreement to be executed by their duly authorized officers, as of the day and year first written above.

Bally's Chicago Operating Company, LLC,
a Delaware limited liability company

By: 
Name: Ameet Patel
Title: President

GLP CAPITAL, L.P., a Pennsylvania limited partnership
By: Gaming and Leisure Properties, Inc., its general partner

By: _____
Name _____
Title: _____

CITY OF CHICAGO,
an Illinois home rule municipality

By: _____
Name: _____
Title: Commissioner
Department of Water Management

7/15/2026

REPORTS OF COMMITTEES

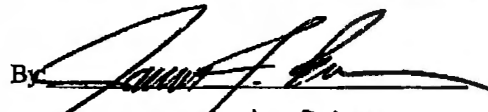
47421

IN WITNESS WHEREOF, Developer, Fee Title Holder and City have caused this Agreement to be executed by their duly authorized officers, as of the day and year first written above.

Bally's Chicago Operating Company, LLC,
a Delaware limited liability company

By: _____
Name: Amest Patel
Title: President

GLP CAPITAL, L.P., a Pennsylvania limited partnership
By: Gaming and Leisure Properties, Inc., its general partner

By: 
Name: JAMES J. BAUM
Title: SVP DESIGN & CONSTRUCTION

~~CITY OF CHICAGO,~~
an Illinois home rule municipality

By: _____
Name: _____
Title: Commissioner
Department of Water Management

IN WITNESS WHEREOF, Developer, Fee Title Holder and City have caused this Agreement to be executed by their duly authorized officers, as of the day and year first written above.

Bally's Chicago Operating Company, LLC,
a Delaware limited liability company

By: _____
Name: Ameet Patel
Title: President

GLP CAPITAL, L.P., a Pennsylvania limited partnership
By: Gaming and Leisure Properties, Inc., its general partner

By: _____
Name _____
Title: _____

CITY OF CHICAGO,
an Illinois home rule municipality

By: Randy Conner
Name: RANDY CONNER
Title: Commissioner
Department of Water Management

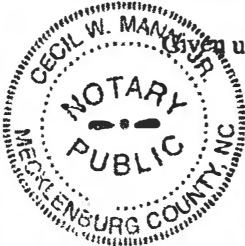
7/15/2026

REPORTS OF COMMITTEES

47423

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 Ameet Patel as the President of **Bally's Chicago Operating Company, LLC**, a Delaware limited liability company, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.



Given under my hand and official seal this 21st day of Oct, 2025.

Cecil W. Mann, Jr.
Notary Public

My Commission Expires March 20, 2027

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ as the _____ of Gaming and Leisure Properties, Inc., the general partner of GLP CAPITAL, L.P., a Pennsylvania limited partnership, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 2025.

Notary Public

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ameet Patel as the President of Bally's Chicago Operating Company, LLC, a Delaware limited liability company, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 2025.

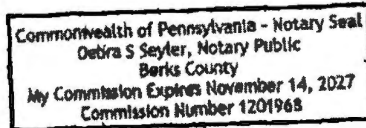
 Notary Public

STATE OF PA)
) SS.
 COUNTY OF Berk)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James G. Salvo the SVP Design, Manufacturing and Leisure Properties, Inc., the general partner of GLP CAPITAL, L.P., a Pennsylvania limited partnership, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the purposes therein set forth.

Given under my hand and official seal this 23rd day of October 2025.

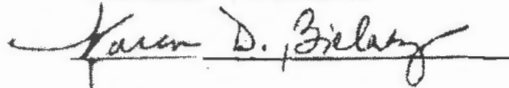
Debra S Seyler
 Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

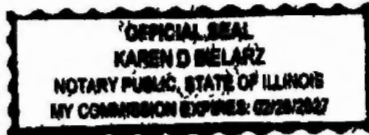
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joel Vleyra, First Deputy Commissioner and proxy for Randy Conner, Commissioner of Water Management of the City of Chicago, an Illinois home rule municipality, who is personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal this 27th day of October, 2025.



Notary Public

My Commission expires: 2/28/27



[(Sub)Exhibit "A" referred to in this Permanent Easement Agreement Regarding Future Jefferson Street Right-of-Way -- Infrastructure and Water Management Facilities constitutes Exhibit "A" to ordinance and printed on pages 47384 through 47393 of this *Journal*.]

(Sub)Exhibits "B", "C", "D", "E", "F" and "G" referred to in this Permanent Easement Regarding Future Jefferson Street Right-of-Way -- Infrastructure and Water Management Facilities read as follows:

(Sub)Exhibit "B".

(To Permanent Easement Agreement Regarding Future Jefferson Street Right-Of-Way --
Infrastructure And Water Management Facilities)

Legal Description Of And Plat Of Easement Of Permanent Easement.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NORTH DESPLAINES STREET AND WEST GRAND AVENUE AS MONUMENTED AND OCCUPIED; THENCE NORTH 88 DEGREES 30 MINUTES 42 SECONDS EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID W. GRAND AVENUE, 308.00 FEET TO A JOG IN SAID W. GRAND AVENUE; THENCE NORTH 00 DEGREES 20 MINUTES 50 SECONDS EAST ALONG SAID JOG, 1.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 25 MINUTES 10 SECONDS WEST, 11.39 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 284.00 FEET, A CHORD DISTANCE OF 182.42 FEET, WITH A CHORD BEARING OF NORTH 20 DEGREES 46 MINUTES 25 SECONDS WEST, FOR AN ARC LENGTH OF 185.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 39 DEGREES 30 MINUTES 26 SECONDS WEST, 169.90 FEET; THENCE NORTH 52 DEGREES 45 MINUTES 43 SECONDS WEST, 33.74 FEET; THENCE NORTH 38 DEGREES 39 MINUTES 47 SECONDS WEST, 26.93 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 45 SECONDS WEST, 12.73 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 09 SECONDS WEST, 490.32 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 00 SECONDS WEST, 91.52 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 39 SECONDS WEST, 322.61 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 15 SECONDS EAST, 87.90 FEET; THENCE SOUTH 39 DEGREES 12 MINUTES 45 SECONDS EAST, 521.16 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 15 SECONDS EAST, 2.04 FEET; THENCE SOUTH 40 DEGREES 18 MINUTES 19 SECONDS EAST, 297.97 FEET; THENCE SOUTH 38 DEGREES 52 MINUTES 13 SECONDS EAST, 138.23 FEET; THENCE SOUTH 39 DEGREES 30 MINUTES 26 SECONDS EAST, 87.82 FEET; THENCE SOUTH 43 DEGREES 47 MINUTES 09 SECONDS WEST, 2.01 FEET; THENCE SOUTH 39 DEGREES 30 MINUTES 26 SECONDS EAST, 96.06 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 364.00 FEET, A CHORD DISTANCE OF 235.95 FEET, WITH A CHORD BEARING OF SOUTH 20 DEGREES 35 MINUTES 46 SECONDS EAST, FOR AN ARC LENGTH OF 240.29 FEET TO SAID NORTH RIGHT OF WAY LINE OF GRAND AVENUE; THENCE SOUTH 82 DEGREES 38 MINUTES 59 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 73.39 FEET TO THE POINT OF BEGINNING.

Real Estate Tax PINS: 17-09-112-008; 17-09-100-017; 17-09-100-018

(Sub)Exhibit "C".

(To Permanent Easement Agreement Regarding Future Jefferson Street Right-Of-Way --
Infrastructure And Water Management Facilities)

Developer DWM Facility Work.

- (i) the construction and installation of a 36" sewer diversion pipe which diverts flow from the existing 36" brick sewer in the Erie Street right-of-way to the existing 60" RCP sewer located within the Permanent DWM Easement Area; and
- (ii) Completion of work in Erie Street which includes diverting flow from the existing catch basins and private sewer laterals which currently drain to the existing 36" brick sewer to the existing 60" RCP sewer located within the Permanent DWM Easement Area; and
- (iii) removal of 36" sewer diversion pipe and abandonment of existing 36" brick sewer in the Erie Street right-of-way, as more fully detailed in the "June 13, 2025 DWM Sewer Diversion Involvement Letter", attached hereto and made a part hereof as Exhibit E; and
- (iv) installation of sheeting along both sides of the existing 60" RCP Sewer located within the Permanent DWM Easement Parcel Area; and
- (v) the construction and installation of the following:
 - a. 16" watermain in the Future Dedicated Right-of-Way; and
 - b. 16" water main in a casing pipe under the railroad tracks at the existing West Erie Street ROW; and
 - c. 16" water main in the existing West Erie Street ROW including a connection to the existing 12" water main at North Union Street; and
 - d. connection to the existing 36" water main in the existing West Grand Avenue ROW; and
 - e. all hydrants, valves and other appurtenances.

(Sub)Exhibit "D".

(To Permanent Easement Agreement Regarding Future Jefferson Street Right-Of-Way --
Infrastructure And Water Management Facilities)

Developer DWM Facility Work Schedule.

The DWM Facility Work listed below has a projected scheduled start date of October 1, 2025, contingent upon the issuance of the necessary building permits and will be completed on or before December 31, 2026. The completion dates of the individual segments of work are not yet known. Developer will update DWM on the progress of the DWM Facility Work, as set forth in this Agreement and in Exhibit D attached hereto, as such work is completed.

(Sub)Exhibit "E".

(To Permanent Easement Agreement Regarding Future Jefferson Street Right-Of-Way --
Infrastructure And Water Management Facilities)

June 13, 2025 DWM Sewer Diversion Involvement Letter.



CITY OF CHICAGO

*

DEPARTMENT OF WATER MANAGEMENT

June 13, 2025

**Bally's Corporation
640 N. LaSalle Street, Suite 460
Chicago, IL 60654**

Attn: Michael Anzelc

Re: Sewer diversion work on W. Erie St from the existing 36-inch brick sewer to the existing 60-inch RCP sewer.

Dear Mr. Anzelc:

This letter addresses your inquiry regarding the proposed 36-inch temporary sewer diversion, necessary for removing the MWRD structure and installing caissons for the Jefferson St. bridge.

The Bally's project team needs to divert flow from the existing 36-inch brick sewer on Erie St. to the existing 60-inch RCP sewer. This temporary diversion will facilitate removing the downstream MWRD diversion structure on the existing 36-inch brick sewer and enable caisson installation. Ultimately, the Bally's project team will abandon the existing 36-inch brick sewer on Erie St. for the City after rerouting the catch basins and private services in Erie. The Bally's project team provided a temporary easement exhibit dated 04-21-2025; its limits match those of the future dedicated Jefferson St. ROW. The temporary easement agreement between Bally's and the City departments shall define the work to take place and outline responsibilities. Since the diversion sewer falls fully within the limits of the temporary easement, the Sewer section has no objection on sewer diversion work as long as the Bally's project team meets the following conditions:

1. The DWM-Sewer inspector must be present on site while making this sewer diversion connection between 36-inch and 60-inch sewers.
2. The existing 60-inch sewer within the temporary easement must be protected during any excavation work in the vicinity of the sewer.
3. The sewer diversion work must be reviewed and approved by other agencies including but not limited to MWRD and CDOT.
4. The DWM-Sewer shall be involved in establishing the conditions for temporary easement agreement.
5. The DWM-Sewer must have continuous 24-hour access without any obstructions like fences or bollards to the area where easement is required.

PAGE 2

6. No temporary or permanent buildings or other structures shall be erected upon or over the area where easement is required.
7. It is Bally's project team responsibility to maintain proper drainage in the areas where easement is required.
8. Any adjustments to the Sewer Section's facilities within the easement must be paid by Bally's project team.
9. The easement over the 36-inch diversion sewer shall be released after the Bally's project team (a) abandons the entire 36-inch sewer on Erie St and (b) abandons the sewer diversion within the easement, and after (c) the City accepts these abandonments as part of the project sewer work.
10. Bally's project team is responsible for the abandonment of the entire existing 36-inch brick sewer on Erie St. including 36-inch diversion sewer for the City. Once final plans are available, Bally's engineering staff must consult with Sewer Section Engineering Personnel. The plans are subject to submission through the OUC-EFP review process. Should Bally's be unable to complete the sewer abandonment work, a deposit will be required, from which the DWM-Sewer may complete the sewer work. The required deposit amount for the Sewer Section is \$223,648.68. This estimate reflects current rates for labor, materials, equipment, and overhead charges; however, actual costs will be billed to the developer upon DWM's completion of the work.
11. A certified check in the amount of **\$223,648.68**, payable to the City of Chicago, must be hand delivered to the Department of Buildings, Sewer Permit Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602 with a copy of this letter.

If there are any questions or require additional clarification, contact Brendan Schreiber at 312-742-7226. We look forward to continuing our successful collaboration and appreciate your timely attention to this matter.

Very truly yours,

Randy Conner

Randy Conner
Commissioner

Cc: - Joel Vieyra
Karen Bielarz
Brendan Schreiber
Anupam Verma

621/1/1 20-002 Sewer Rehabilitation:

1A	118 - CONSTRUCTION, SEWER AND STORM DRAIN
60	60 80 - PIPE EXCAVATION AND BACKFILL (12" - 18" DEPTH)
60	20 60 - PIPE EXCAVATION AND BACKFILL (12" - 24" DEPTH)
7	62 70 - 8-INCH DRAIN CONNECTION WCP
120	127 120 - DRILL AND GROUT DOWN AND THE BARS
18	140 18 - PARTIAL REMOVAL OF SEWERS AND DRAIN STRUCTURES
254	141 180 - TRAP CONTROL AND PROTECTION ON RESIDENTIAL STREET
240	170 240 - PORTLAND CEMENT CONCRETE BASE COURSE, VARIABLE DEPTH
240	180 240 - RUBBER GRANULAR FERTILIZER, TYPE B, 6-INCH
270	180 270 - PORTLAND CEMENT CONCRETE PAVEMENT - 12-INCH
280	280 280 - CONCRETE CURB AND GUTTER, TYPE B-4, 12
280	284 280 - PORTLAND CEMENT CONCRETE SIDEWALK - 8-INCH
290	280 290 - PORTLAND CEMENT CONCRETE ADA RAMP - 8 INCH
	CLSM (F4 cat By H) (Cover)
300	320 300 - BYPASS PUMPING, 4-INCH DRAINAGE PUMP

Unit	Quantity	Unit Price	Amount
Each	1.0	\$ 8,500.00	\$ 8,500.00
Each Yard	140.7	\$ 330.00	\$ 46,431.00
Each Yard	18.7	\$ 210.00	\$ 3,927.00
Linear Foot	62.0	\$ 80.00	\$ 4,960.00
Each	127.0	\$ 15.00	\$ 1,905.00
Each Yard	6.1	\$ 2,400.00	\$ 14,640.00
Day	20.0	\$ 150.00	\$ 3,000.00
Square Yard	33.3	\$ 495.00	\$ 16,477.50
Square Yard	70.7	\$ 18.00	\$ 1,272.60
Square Yard	30.0	\$ 140.00	\$ 4,200.00
Foot	24.0	\$ 80.00	\$ 1,920.00
Square Foot	78.0	\$ 16.00	\$ 1,248.00
Square Foot	28.0	\$ 20.00	\$ 560.00
Each	1.0	\$ 60,000.00	\$ 60,000.00
Day	80.0	\$ 1,000.00	\$ 80,000.00
		\$	\$ 194,477.10
Construction Overhead		\$	\$ 29,171.57
Total		\$	\$ 223,648.67

Chicago Department of Finance
 121 N. LaSalle Street
 Room 107
 Chicago, IL 60602
 (312) 744-4747
 (312) 744-2975 (TTY)
www.cityofchicago.org/finance
 DR - Sewer Permit - Misc Special Deposit
 Item Number: 2500607 1x 0.00 0.00

DR - Sewer Permit Item
 1x 223,648.68
 Item Number: 5250052238:BC23 223,648.68

SubTotal: 223,648.68
 Total: 223,648.68

Mail In Money
 Order /
 Cashiers Check 223,648.68

6/23/2025 11:21 32499
 #22197444/2299/752
 Pay parking tickets, utility bills and
 other City fees on-line at
www.cityofchicago.org.

Please take a few moments to tell us
 about your visit today by using the
 online Customer Survey at
www.cityofchicago.org/revenue.

Thank you.

THIS IS NOT A PERMIT OR LICENSE

**City of Chicago
 Department of Water Management**



MENT RECORD FOR PROCESSING

INVOICE AMOUNT

\$223,648.68

DUE: JUN 23, 2025

INVOICE ONLY - THIS IS NOT A PERMIT OR LICENSE

Detach bottom portion and return with your payment to any Department of Finance cashier or mail as indicated.

Name/Business: Bally's Corporation
Address: 840 N La Salle St, SUITE #480 CHICAGO, IL

Item #	Item ID	Description	Due Date	Amount Due
2500607	5250052238	Miscellaneous Payment	JUN 23, 2025	\$223,648.68

Please include a copy of this payment coupon with your payment. Make check payable to 'City of Chicago'.

Mail payment to:

**City of Chicago - Department of Finance
 121 North LaSalle Street
 City Hall - Room 107A
 CHICAGO IL 60602-1232**

2 2500607 022364868

7/15/2026

REPORTS OF COMMITTEES

47433

**CITY OF CHICAGO - DEPARTMENT OF WATER MANAGEMENT
MISCELLANEOUS SPECIAL DEPOSIT RECEIPT**

You are hereby authorized to accept from
BALLY'S CORPORATION
640 N LA SALLE ST, SUITE #460
CHICAGO, IL. 60654

DATE: JUN 23, 2025

SPECIAL DEPOSIT #: 2500607

AMOUNT: *****

CAPS: BC23-314-88-2005-9999

DEPOSIT FOR: Miscellaneous Payment

Subject to the City ordinances and rules and regulations thereto
Commissioner, Department of Water Management: John Spatz

Received the above amount on: _____

Director of Revenue: _____

Printed: Jun 23, 2025 11:26 am

(Sub)Exhibit "F".

(To Permanent Easement Agreement Regarding Future Jefferson Street Right-Of-Way -- Infrastructure And Water Management Facilities)

City Insurance Prior To The Developer's Dedication Of The Permanent Easement Parcel Area To The City Or The Conversion Date.

(Subject to review by City's Risk Management Department)

For the purposes of the City accessing the Permanent Easement Parcel Area prior to the Developer's dedication of the Permanent Easement Parcel Area to the City, City shall, and shall cause its contractors to, provide, pay for and maintain in full force and effect the types and amounts of Insurance coverage set forth in this Exhibit G, with insurance companies duly licensed and admitted to do business in the State of Illinois. Upon dedication of the Permanent Easement Parcel Area to the City, the Insurance requirements set forth herein shall automatically terminate.

Contract Insurance Requirements.

A. Insurance Required.

The contractor must provide and maintain at contractor's own expense, until completion of work and during the time period following final completion if contractor is required to return and perform any additional work, services or operations, the insurance coverages and requirements specified below, insuring all work, services or operations related to assessing the Permanent Easement Parcel Area.

1) Workers' Compensation And Employer's Liability (Primary And Umbrella).

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide work, services or operations under this Permanent DWM Easement and Employer's Liability coverage with limits of not less than \$1,000,000 each accident, \$1,000,000 disease policy limit and \$1,000,000 disease-each employee, or the full per occurrence limits of the policy, whichever is greater. Coverage must include but not be limited to, the following: other states endorsement when applicable.

The contractor may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess/umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

2) Commercial General Liability (Primary And Umbrella).

Commercial General Liability Insurance or equivalent must be maintained with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury, personal injury and property damage liability. Coverages must include but not be limited to, the following: all premises and operations, products/completed operations (for a minimum of two (2) years following project completion), explosion, collapse, underground, separation of insureds, defense, contractual liability (not to include endorsement CG 21 39 or equivalent), no exclusion for damage to work performed by Subcontractors, any limitation of coverage for designated premises or project is not permitted (not to include endorsement CG 21 44 or equivalent) and any endorsement modifying or deleting the exception to the Employer's Liability exclusion is not permitted. Where the general aggregate limit applies, the general aggregate must apply per project/location and once per policy period if applicable, or Contractor may obtain separate insurance to provide the required limits which will not be subject to depletion because of claims arising out of any other work or activity of Contractor. If a general aggregate applies to products/completed operations, the general aggregate limits must apply per project and once per policy period.

The City must be provided additional insured status with respect to liability arising out of Contractor's work, services or operations and completed operations performed on behalf of the City. Such additional insured coverage must be provided on ISO form CG 2010 10 01 and CG 2037 10 01 or on an endorsement form at least as broad for ongoing operations and completed operations. The City's additional insured status must apply to liability and defense of suits arising out of Contractor's acts or omissions, whether such liability is attributable to the Contractor or to the City. The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. A copy of the physical "Additional Insured" endorsement must accompany the Certificate of Insurance when submitted. Contractor's liability insurance must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

The contractor may use a combination of primary and excess/umbrella policy/policies to satisfy the limits of liability required herein. The excess policy/policies must provide the same coverages/follow form as the underlying policy/policies.

3) Automobile Liability (Primary And Umbrella).

The contractor must maintain Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater, for bodily Injury and property damage. Coverage must include but not be limited to, the following: ownership, maintenance or use of any auto whether owned, leased, non-owned or hired used in the performance of the

work or devices, both on and off the Project site including loading and unloading. The City is to be named as an additional insured on a primary, non-contributory 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 chemical waste, hazardous and special waste.

4) Excess/Umbrella.

Excess/Umbrella Liability Insurance must be maintained with limits of not less than \$5,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. The policy/policies must provide the same coverages/follow form as the underlying Commercial General Liability, Automobile Liability, Employers Liability and Completed Operations coverage required herein and expressly provide that the excess or umbrella policy/policies will drop down over reduced and/or exhausted aggregate limit, if any, of the underlying insurance. If a general aggregate limit applies the general aggregate must apply per project/location. The Excess/Umbrella policy/policies must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

The contractor may use a combination of primary and excess/umbrella policies to satisfy the limits of liability required in Sections A.1, A.2, A.3 and A.4 herein.

5) Builder's Risk.

When the contractor undertakes any construction, including Improvements, betterments and/or repairs, if any, on the Permanent Easement Parcel Area, the contractor must provide All Risk Builders Risk insurance at replacement cost for materials, supplies, equipment, machinery and fixtures that are or will be part of the project. Coverages must include but are not limited to, the following: material stored off-site and in-transit, equipment breakdown, landscaping, flood, water including overflow, leakage, sewer backup or seepage, collapse, debris removal, faulty workmanship or materials, mechanical-electrical breakdown and testing. The City is to be named as an additional insured and loss payee.

The contractor is responsible for all loss or damage to personal property (including materials, equipment, tools and supplies) owned, rented or used by the contractor.

6) Professional Liability.

When any architects, engineers, construction managers or other professional consultants perform work, services or operations in connection with this Permanent DWM Easement, Professional Liability Insurance covering acts, errors

or omissions must be maintained with limits of not less than \$1,000,000 Coverage must include but not be limited to pollution liability if environment site assessments will be done. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede, start of work on the Permanent Easement Parcel Area. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years.

7) Railroad Protective Liability.

When any work or services is to be done adjacent to or on railroad or transit property, if applicable, contractor must provide, with respect to the operations that contractor or subcontractors perform, Railroad Protective Liability Insurance in the name of railroad or transit entity. The policy must have limits of not less than the requirement of the operating railroad for losses arising out of injuries to or death of all persons, and for damage to or destruction of property, including the loss of use thereof.

8) Contractors Pollution Liability.

When any remediation work or services performed involves a potential pollution risk that may arise from the operations of contractor's scope of services Contractors Pollution Liability must be provided or caused to be provided, covering bodily Injury, property damage and other losses caused by pollution conditions with limits of not less than \$1,000,000 per occurrence. Coverage must include but not be limited to completed operations, contractual liability, defense, excavation, environmental cleanup, remediation and disposal and if applicable, include transportation and non-owned disposal coverage. When policies are renewed or replaced, the policy retroactive date must coincide with or precede, start of work on the Permanent Easement Parcel Area. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years. City is to be named as an additional insured.

A. Additional Requirements.

Evidence Of Insurance. The contractor must furnish the City, Department of Finance, 2 North LaSalle Street, Suite 1320, Chicago, Illinois 60602, original certificates of insurance and additional insured endorsement, or other evidence of insurance, to be in force on the date of this Permanent DWM Easement, and renewal certificates of Insurance and endorsement, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Permanent DWM Easement. The contractor must submit evidence of insurance prior to execution of any contract involving this Permanent DWM Easement. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in any contract

involving this Permanent DWM Easement have been fully met or that the insurance policies indicated on the certificate are in compliance with all requirements of this Permanent DWM Easement. The failure of the City to obtain, nor the City's receipt of, or failure to object to a non-complying insurance certificate, endorsement or other Insurance evidence from contractor, its insurance broker(s) and/or insurer(s) will not be construed as a waiver by the City of any of the required Insurance provisions. The contractor must advise all insurers of this Permanent DWM Easement's provisions regarding Insurance. The City in no way warrants that the Insurance required herein is sufficient to protect contractor for liabilities which may arise from or relate to this Permanent DWM Easement. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time.

Failure To Maintain Insurance. Failure of the contractor to comply with required coverage and terms and conditions outlined herein will not limit contractor's liability or responsibility nor does it relieve contractor of its obligation to provide insurance as specified in this Permanent DWM Easement. Nonfulfillment of the insurance conditions may constitute a violation of this Permanent DWM Easement, and the City retains the right to suspend a contract with a contractor involving this Permanent DWM Easement until proper evidence of insurance is provided, or the contract may be terminated.

Notice Of Material Change, Cancellation Or Non-Renewal. The contractor must provide for sixty (60) days prior written notice to be given to the City in the event coverage is substantially changed, canceled or non-renewed and ten (10) days prior written notice for non-payment of premium.

Deductibles And Self-Insured Retentions. Any deductibles or self-insured retentions on referenced Insurance coverages must be borne by contractor.

Waiver Of Subrogation. The contractor hereby waives its rights and its insurer(s)' rights of and agrees to require their insurers to waive their rights of subrogation against the City under all required Insurance herein for any loss arising from or relating to this Permanent DWM Easement. The contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City received a waiver of subrogation endorsement for contractor's insurer(s).

Contractors Insurance Primary. All insurance required of contractor under this Permanent DWM Easement shall be endorsed to state that contractor's insurance policy is primary and not contributory with any insurance carrier by the City.

No Limitation As To Contractor's Liabilities. The coverages and limits furnished by contractor in no way limit the contractor's liabilities and responsibilities specified within any contract in relation to this Permanent DWM Easement or by law.

No Contribution By City. Any insurance or self-insurance programs maintained by the City do not contribute with insurance provided by contractor under any contract in relation to this Permanent DWM Easement.

Insurance Not Limited By Indemnification. The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Permanent DWM Easement, or under any contract in relation to this Permanent DWM Easement, or any limitation placed on the indemnity in this Permanent DWM Easement given as a matter of law.

Insurance And Limits Maintained. If contractor maintains higher limits and/or broader coverage than the minimums shown herein, the City requires and shall be entitled the higher limits and/or broader coverage maintained by contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Joint Venture Or Limited Liability Company. If contractor is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a named insured.

Other Insurance Obtained By Contractor. If contractor desires additional coverages, the contractor will be responsible for the acquisition and cost.

Insurance Required Of Subcontractors. The contractor shall name subcontractor(s) as a named insured(s) under contractor's insurance or contractor will require each subcontractor(s) to provide and maintain Commercial General Liability, Commercial Automobile Liability, Worker's Compensation and Employers Liability Insurance and when applicable Excess/Umbrella liability Insurance with coverage at least as broad as outlined in Section A, Insurance Required. The limits of coverage will be determined by contractor. The contractor shall determine if subcontractor(s) must also provide any additional coverage or other coverage outlined in Section A, Insurance Required. The contractor is responsible for ensuring that each subcontractor has named the City as an additional insured where required and name the City as an additional insured under the Commercial General Liability on ISO form CG 2010 1 0 01 and CG 2037 10 01 for ongoing operation and completed operations on an endorsement form at least as broad and acceptable to the City. The contractor is also responsible for ensuring that each subcontractor has complied with the required coverage and terms and conditions outlined in this Section A, Additional Requirements. When requested by the City, contractor must provide to the City certificates of Insurance and additional Insured endorsements or other evidence of Insurance. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time. Failure of the subcontractors to comply with required coverage and terms and conditions outlined herein will not limit contractor's liability or responsibility.

B. City Of Chicago -- Self Insurance.

The City of Chicago is self-insured for Workers Compensation, Commercial General Liability and Automobile Liability; provided, however, that the City shall not be required to name Developer as an additional insured under the City's self-insurance program.

(Sub)Exhibit "G".

(To Permanent Easement Agreement Regarding Future Jefferson Street Right-Of-Way --
Infrastructure And Water Management Facilities)

Developer Insurance Requirements.

Developer must provide and maintain at Developer's own expense, or cause to be provided, during the term of this Agreement and during the time period following completion of the Developer DWM Facility Work if the Developer is required to return and perform any additional work, services or operations, the insurance coverages and requirements insuring all ownership, work, services or operations related to this Agreement.

A. Insurance Required From Developer.

1) Workers' Compensation And Employer's Liability.

Workers' Compensation Insurance, as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employer's Liability coverage with limits of not less than \$1,000,000 each accident, \$1,000,000 disease-policy limit and \$1,000,000 disease-each employee, or the full per occurrence limits of the policy, whichever is greater.

The Developer may use a combination of primary and Excess/Umbrella policy/policies to satisfy the limits of liability required herein. The Excess/Umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

2) Commercial General Liability.

Commercial General Liability Insurance or equivalent must be maintained with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury, personal injury and property damage liability. Coverages must include but not be limited to, the following: all premises and operations, products/completed operations (for a minimum of three (3) years following project completion), explosion, collapse, underground, separation of insureds, defense, contractual liability (not to include endorsement CG 21 39 or equivalent), no exclusion for damage to work performed by Subcontractors, any limitation of coverage for designated premises or project is not permitted (not to include endorsement CG 21 44 or equivalent) and any endorsement modifying or deleting the exception to the Employer's Liability exclusion is not permitted. Where the general aggregate limit applies, the general aggregate must apply per project/location and once per policy period if applicable, or Developer may obtain separate insurance to provide the required limits which will not be subject to depletion because of claims arising out of any other work or activity of Developer. If a general aggregate applies to products/completed operations, the general aggregate limits must apply per project and once per policy period.

The City must be provided additional insured status with respect to liability arising out of Developer's work, services or operations and completed operations performed on behalf of the City. Such additional insured coverage must be provided on ISO form CG 2010 10 01 and CG 2037 10 01 or on an endorsement form at least as broad for ongoing operations and completed operations. The City's additional insured status must apply to liability and defense of suits arising out of Developer's acts or omissions, whether such liability is attributable to the Contractor or to the City. The full policy limits and scope of protection also will apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. A copy of the physical "Additional Insured" endorsement must accompany the Certificate of Insurance when submitted. Developer's liability insurance must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

The Developer may use a combination of primary and Excess/Umbrella policy/policies to satisfy the limits of liability required herein. The Excess/Umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

3) Automobile Liability.

A Business Auto Policy covering any motor vehicles (owned, non-owned and hired) which are used in connection with work, services or operations to be performed, must be maintained by the Developer. Limits of not less than \$2,000,000 per accident for bodily injury and property damage and covering the ownership, maintenance or use of any auto whether owned, leased, non-owned or hired used in the performance of the work or services. The City is to be added as an additional insured on a primary, non-contributory basis. A copy of the physical "Additional Insured" endorsement must accompany the Certificate of Insurance when submitted.

The Developer may use a combination of primary and Excess/Umbrella policy/policies to satisfy the limits of liability required herein. The Excess/Umbrella policy/policies must provide the same coverages/follow form as the underlying policy/policies.

4) Umbrella Or Excess.

Umbrella or Excess Liability Insurance must be maintained with limits of not less than \$10,000,000 per occurrence, or the full per occurrence limits of the policy, whichever is greater. The policy/policies must provide the same coverages/follow form as the underlying Commercial General Liability, Automobile Liability, Employers Liability and Completed Operations coverage required herein and expressly provide that the Excess or Umbrella policy/policies will drop down over reduced and/or exhausted aggregate limit, if any, of the underlying insurance.

The Excess/Umbrella policy/policies must be primary without the right of contribution by any other insurance or self-insurance maintained by or available to the City.

The Developer may use a combination of primary and Excess/Umbrella policies to satisfy the limits of liability required under Workers' Compensation, Employer's Liability, Commercial General Liability and Automobile Liability.

5) Property.

Developer is responsible for all loss or damage to City property at full replacement cost as a result of the Agreement.

Developer is responsible for all loss or damage to personal property (including materials, equipment, tools and supplies) owned, rented or used by Developer.

Insurance coverages that begin with "when", "if" or "where" are considered conditional, and it is the Developer's responsibility to obtain the applicable coverage when performing such work, service or operation as described in the conditional coverage paragraph(s). If it is determined that a conditional coverage is not initially applicable, it is the Developer's continuing responsibility to update the insurance coverage as needed. If at any time, the Developer or City determines that a conditional coverage is applicable, the Developer shall not perform the work, service or operation in connection with the contract until evidence of all applicable insurance coverage is provided to the City.

6) Professional Liability (when applicable).

When any professional consultants perform work, services or operations in connection with this Agreement, Professional Liability Insurance covering acts, errors or omissions must be maintained with limits of not less than \$5,000,000 per claim. Coverage must include but not be limited to, technology errors and omissions and/or pollution liability if environment site assessments are conducted, when applicable. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede, start of work under the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years.

7) Installation Floater (when applicable).

When the Developer undertakes any construction, where no real property construction is taking place, but installation work, including improvements, betterments and/or repairs, the Developer must provide All Risk Installation

Floater Insurance at replacement cost for materials, supplies, equipment, machinery and fixtures that are or will be part of the final project. Coverages must include but are not limited to, the following: material stored off-site and in-transit, collapse, water including leakage, overflow, sewer backup or seepage, debris removal, landscaping and faulty workmanship or materials. The City of Chicago is to be named as an additional insured and loss payee.

8) Builders Risk (when applicable).

When Developer undertakes any construction, including Improvements, betterments and/or repairs to real property, the Developer must provide All Risk Builders Risk insurance at replacement cost for materials, supplies, equipment, machinery and fixtures that are or will be part of the project. Coverage(s) must include but are not limited to, the following: material stored off-site and in-transit, collapse, water including leakage, overflow, sewer backup or seepage, debris removal, landscaping and faulty workmanship or materials. Upon dedication of the Future to be dedicated, the City is to be named as an additional insured and loss payee.

9) Pollution Liability Insurance and/or Asbestos/Lead Abatement (when applicable).

When any remediation work or services performed involves a potential pollution risk that may arise from the operations in connection with the project that may fall under the scope and direction of the Developer, the Developer must maintain applicable Pollution Liability Insurance with limits no less than \$2,000,000 per occurrence or claim and \$4,000,000 aggregate per policy period of one year. Coverage must be provided or caused to be provided covering bodily injury, property damage and other losses caused by pollution conditions. Coverage must include but not be limited to completed operations, contractual liability, defense, excavation, environmental cleanup, remediation, disposal and if applicable, include transportation and owned and non-owned disposal site coverage. When policies are renewed or replaced, the policy retroactive date must coincide with or precede, start of work on the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of two (2) years. If the services involve lead based paint or asbestos identification/remediation, the Policy shall not contain a lead-based paint or asbestos exclusion.

The City must be provided with an additional insured status with respect to liability arising out of Developer's work, services or operations performed on behalf of the City. The City's additional insured status must apply to liability and defense of suits arising out of Developer's acts or omissions, whether such liability is attributable to the Developer or to the City on an additional insured endorsement form acceptable to the City. The City is to be named as an additional insured on a primary, non-contributory basis. The Developer and any Subcontractor(s) shall comply with any additional insurance requirements that are stipulated by the

Interstate Commerce Commission's regulations, Title 49 of the Code of Federal Regulations, Department of Transportation; Title 40 of the Code of Federal Regulations, Protection of the Environment and any other federal, state or local regulations concerning the removal and transportation of Hazardous Materials.

The full policy limits and scope of protection shall also apply to the City as an additional insured, even if they exceed the City's minimum limits required herein. Developer's liability insurance must be primary without right of contribution by any other insurance or self-insurance maintained by or available to the City.

10) Railroad Protective Liability (when applicable).

When any work or services or operations is to be done adjacent to or on railroad or transit property, Developer or Subcontractor's must provide, with respect to the operations that Developer or Subcontractor(s) 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.

11) Valuable Papers (when applicable).

When any plans, designs, drawings, specifications, media, data, records, reports 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.

12) Blanket Crime (when applicable).

When applicable, Developer must maintain Crime Insurance or equivalent covering all persons handling funds under this Agreement, against loss by employee dishonesty, forgery or alteration, funds transfer fraud, robbery, theft, destruction or disappearance, computer fraud, credit card forgery and other related crime risks. The policy limit shall be written to cover losses in the amount of the maximum monies collected or received and in the possession of Developer at any given time under this Agreement.

B. Additional Requirements.

Evidence Of Insurance. Developer must furnish the City, Department of Water Management, 1000 East Ohio Street, Chicago, Illinois 60611, original certificates of insurance and additional insured endorsement, or other evidence of insurance, to be in force on the date of this Agreement, and renewal certificates of Insurance and

endorsement, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. Developer must submit evidence of insurance prior to execution of Agreement. The receipt of any COI does not constitute agreement by the City that the insurance requirements in Agreement have been fully met or that the insurance policies indicated on the COI are in compliance with all requirements of the Agreement. The failure of the City to obtain, nor the City's receipt of, or failure to object to a non-complying insurance certificate, endorsement or other insurance evidence from Developer, its insurance broker(s) and/or insurer(s) will not be construed as a waiver by the City of any of the required Insurance provisions. Developer must advise all insurers of the Agreement provisions regarding insurance. The City in no way warrants that the insurance required herein is sufficient to protect the Developer for liabilities which may arise from or relate to the Agreement. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time.

Failure To Maintain Insurance. Failure of the Developer to comply with required coverage and terms and conditions outlined herein will not limit Developer's liability or responsibility nor does it relieve Developer of the obligation to provide insurance as specified in this Agreement. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to suspend this Agreement until proper evidence of insurance is provided, or the Agreement may be terminated.

Notice Of Material Change, Cancellation Or Non-Renewal. Consistent with State law, Developer must provide for sixty (60) days prior written notice to be given to the City in the event coverage is substantially changed, canceled or non-renewed and ten (10) days prior written notice for non-payment of premium. See 215 ILCS 5/143.16 and 143.17(a). A copy of the physical endorsements must accompany the Certificate of Insurance for General Liability, Automobile Liability and Workers Compensation in order to comply with the insurance requirements.

Deductibles And Self-Insured Retentions. Any deductibles or self-insured retentions on referenced insurance coverages must be borne by Developer.

Waiver Of Subrogation. Developer hereby waives its rights and its insurer(s)' rights of and agrees to require their insurers to waive their rights of, subrogation against the City under all required insurance herein for any loss arising from or relating to this Agreement. The Developer agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether the City receives a waiver of subrogation endorsement for Developer's insurer(s).

Developers Insurance Primary. For any claims related to this contract, the Developer's insurance coverage shall be primary and non-contributory. Any insurance or self-insurance maintained by the City shall be excess of the Developer's insurance and shall not contribute with it. This also applies to any Excess or Umbrella liability policies.

Acceptability Of Insurers. Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A-, Class VIII, unless otherwise approved by the City.

No Limitation As To Developer's Liabilities. The coverages and limits furnished by the Developer in no way limit the Developer's liabilities and responsibilities specified within the Agreement or by law.

Insurance Not Limited By Indemnification. The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Agreement or under limitation placed on the indemnity in this Agreement given as a matter of law.

Insurance And Limits Maintained. If contractor maintains higher limits and/or broader coverage than the minimums shown herein, the City requires and shall be entitled the higher limits and/or broader coverage maintained by developer. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Joint Venture Or Limited Liability Company. If Developers is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a named insured.

Other Insurance Obtained By Developer. If developer desires additional coverages, the Developer will be responsible for the acquisition and cost.

Insurance Required Of Subcontractors. Developer shall name Subcontractor(s) as a named insured(s) under Developer's insurance or Developer will require each Subcontractor(s) to provide and maintain Commercial General Liability, Commercial Automobile Liability, Worker's Compensation, Employers Liability and when applicable Excess/Umbrella Liability, Professional Liability, Cyber Liability and/or Pollution Liability Insurance with coverage at least as broad as in outlined in Section A, Insurance Required. Developer must ensure that coverage(s) is sufficient to cover any potential risks or damages arising from Subcontractor's work. Unless otherwise specified, the appropriate coverage limits for Subcontractor(s) may be determined by Developer, but these limits must be adequate to cover all potential liabilities. Should Developer accept coverage limits from Subcontractor(s) less than those outlined in Section A, Developer shall be responsible for any gap in the required coverage limits in the event of a loss. Developer shall determine if Subcontractor(s) must also provide any additional coverages. Developer is responsible for ensuring that each Subcontractor has named the City of Chicago as an additional insured where required and provide evidence of additional insured status on an endorsement form acceptable to the City. Developer is also responsible for ensuring that each Subcontractor has complied with the required coverage and terms and conditions outlined in Section B, Additional Requirements. When requested by the City, Developer must provide to the City all physical copies of Certificates of Insurance and additional insured endorsements or other evidence of insurance. The City reserves the right to obtain complete, certified copies of any required insurance policies at any time. Failure of Subcontractor(s) to comply with required coverage(s) and terms and conditions outlined herein will not limit Developer's liability or responsibility.

City's Right To Modify. Notwithstanding any provisions in the Agreement to the contrary, the City, Department of Finance, Risk Management Division maintains the right to modify, delete, alter or change these requirements.

(Sub)Exhibit "D".
(To Department Of Water Management Letter)

Department Of Water Management Letter.
BES Project No. 22-12:024.02 Revision 1.
(Dated October 29, 2025)



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

October 29, 2025

Bally's Corporation
100 Westminster Street
Providence, RI 02903

Attention: Robert Marra
Project Director

**SUBJECT: Proposed 16-inch Water Main
Bally's Casino
703 W Chicago Avenue
BES Project No. 22-12:024.02 Revision 1**

Mr. Marra:

This correspondence supersedes the previously issued correspondence dated August 26, 2025. This correspondence is in response to revised plans dated September 23, 2025, regarding the subject project.

The Department of Water Management - Water Section

The Department of Water Management will allow the private contractor of Bally's Corporation to install approximately 1392 feet of 16-inch water main in proposed N Jefferson Street. The water facilities shall be installed at standard depth of cover from proposed grade, meeting all Illinois Environmental Protection Agency (IEPA) requirements. The Department will make connections to the existing water mains in W Erie Street and W Grand Avenue, including providing and installation of one (1) 36-inch butterfly valve, two (2) 16-inch wedge valves, and all associated pipe work, as well as provide resident engineering services, valve operations, and water quality testing for the above-mentioned work. Bally's Casino's contractor will be responsible for obtaining all applicable permits, traffic control, tracing equipment, excavation/OSHA shoring, backfilling/compaction, abandonment of appurtenances (valve boxes/valve basins) and all restoration to CDOT standards.

The estimated cost to provide the above-mentioned services is , based on *premium time*. Please note that this estimate is based on current rates for labor, material, equipment, and overhead charges, but actual costs will be submitted for payment upon completion of the work. Note that the contractor will be responsible for obtaining all applicable permits, excavation/OSHA shoring, backfilling/compaction, and all restoration to CDOT standards. The DWM will backfill the excavated areas for the water main connections after construction, but the private contractor of Bally's Casino shall be

responsible for all final restoration. On October 1, 2025, a sum of \$98,900.00 was deposited with the City of Chicago (Permit No. 2546576) to cover the cost of this water main connections. An additional amount of (\$235,500.00 – \$98,900.00) is required to cover the cost of this new water service.

A deposit in the amount of payable to the City of Chicago is required. In order to receive an invoice for this deposit, send a copy of this letter to BPermits@cityofchicago.org via email. Print two (2) copies of each invoice and bring the invoices for payment to a City of Chicago payment center. Once payment has been made, the applicant should forward a copy of the receipt, stamped invoice, and copy of this letter to BPermits@cityofchicago.org. Upon receipt of the proof of payment, DWM will respond with copy of the BPermit.

Bally's Corporation's contractor installing the water main shall perform the following:

- Submit a complete list of the shop drawings (submittals) for all water main materials to be used to complete the water main installation to the Force Account Construction Manager at FACM@dwmpmo.net for review. Once the list is approved, the shop drawings (submittals) shall be sent at least 60 days prior to starting the work to the Force Account Construction Manager at FACM@dwmpmo.net for review.
- Obtain a "B-Permit" prior to construction from the City of Chicago, Department of Buildings, Plumbing Permit and Plan Section, City Hall, 121 N LaSalle Street, Room 906, (312) 744-7063.
- Contact the Plumbing Permit and Plan Section of the Department of Buildings regarding any proposed water service installations.
- Submit as-built drawings. The as-built drawings should be submitted to the Force Account Construction Manager at FACM@dwmpmo.net. The as-built drawings must also include the materials used and dimensions of all underground work that is required for IEPA compliance. ***The DWM will not perform the final connections until as-built drawings are reviewed and approved by this Department. Failure to comply with these requirements may result in additional expenses to the project to verify that all work conforms to the DWM's standards.***

It is required that the Force Account Construction Manager be contacted at FACM@dwmpmo.net two weeks prior to the anticipated construction date so a resident engineer can be assigned to the project. The DWM resident engineer will adhere to the schedule provided by Bally's Corporation, unless notified otherwise.

The proposed 16-inch feeder main in Jefferson Street will cross above proposed 12-inch and 18-inch ductile iron sewer connection within this street with at least 6 inches of vertical separation between proposed feeder main and the sewer connection and at least 3'-6" (42 inches) of cover to the top of the feeder main. This crossing must follow all applicable IEPA separation requirements for water and sewer pipe crossings.

This Department's utility separation requirements are as follows: The minimum vertical clearance (edge-to-edge) from all water mains is 18 inches. For feeder mains (water mains 16 inches and larger), the minimum horizontal clearance (edge-to-edge) is five (5) feet, and for grid mains (water mains less than 16 inches), the minimum horizontal clearance (edge-to-edge) is three (3) feet. No proposed above ground facility (tree, planter box, light pole, etc.) can be closer than five (5) feet (edge-to-edge) from a water main or closer than three (3) feet (edge-to-edge) from a water service. Should the DWM require access to its facilities, it will not be responsible for the costs to remove or support any above ground structures adjacent to its facilities.

All new sewer installations must meet IEPA separation requirements for water and sewer pipes. All proposed/replaced sewer laterals from catch basins/inlets, sewer mains, and private drains (collectively known as "sewer facilities") that are parallel to water mains, services or fire hydrant leads (collectively known as "water facilities") that are less than 18 inches below the water facility and have less than 10 feet of horizontal separation from the outside edge of the water facility must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. Additionally, all sewer facilities that cross perpendicularly below water facilities with less than 18 inches vertical separation must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. If any sewer facility crosses perpendicularly above a water facility, then the sewer facility shall be at least 18 inches above the water facility and the sewer facility must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. Sewer laterals that require ductile iron/water main quality pipe shall be ductile iron/water main quality pipe from the catch basin to a point 10 feet beyond the edge of the water facility.

All new curb installations adjacent to fire hydrants must be painted 'safety yellow' for 15 feet on each side of the fire hydrant except where the 15-foot dimension intersects a crosswalk, driveway or similar feature.

If construction requires the use of water from a City fire hydrant, or adjustments or repairs are required to any City Sewer facilities in proximity to the project site, permits must be obtained from the Department of Water Management, Water and Sewer Sections.

If barricades, catwalks or canopies are erected for pedestrian protection, they must be installed in such a manner so that complete accessibility to all fire hydrants, valve basins, sewer manholes, and catch basins is maintained.

Under new State of Illinois requirements, partial lead service line replacements are not allowed. Therefore, if your project requires lead service line replacements (or if this replacement is triggered by repair work undertaken as part of your project) this work will be performed by DWM (or by DWM contractors). The DWM costs for this replacement shall be assigned to the applicant as part of your project costs.

Extreme caution is to be taken to ensure that no facility owned and maintained by this Department is damaged during construction. If damage occurs to any facilities, Bally's Casino will be held responsible for the cost of repairing or replacing them.

Please note that the details described above are valid for 90 days from the date of this letter, after which time, Bally's Casino will be responsible for re-submitting plans to this Department for review and revision of the estimate of cost, as needed. ***Failure to comply with the provisions in this correspondence may result in additional expenses to the proposed project to verify that all work conforms to DWM's standards.***

If there are any questions regarding the water facilities, please contact Bureau of Engineering Services at 312-744-5070.

Sincerely,

Randy Conner^{TV}

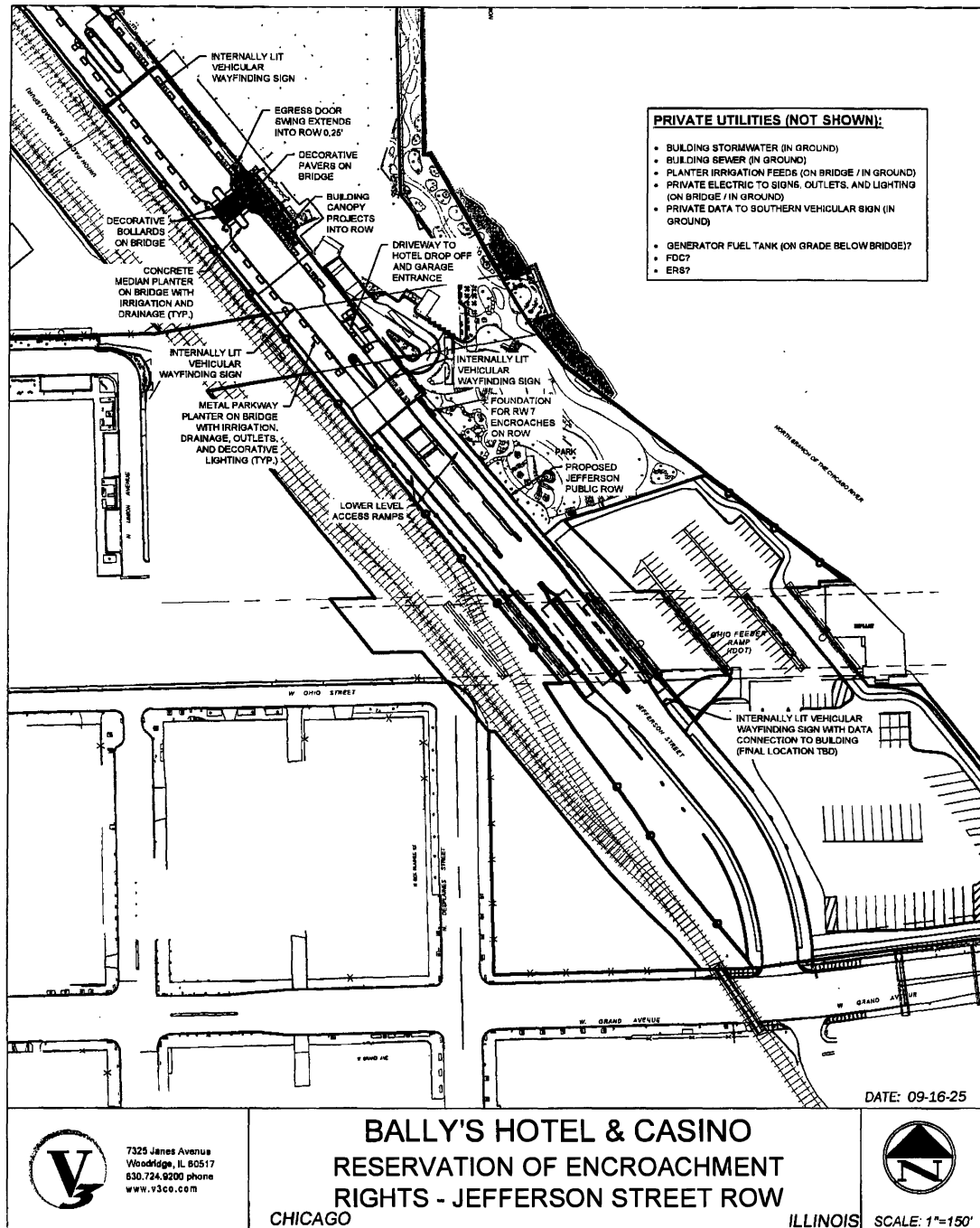
Randy Conner
Commissioner

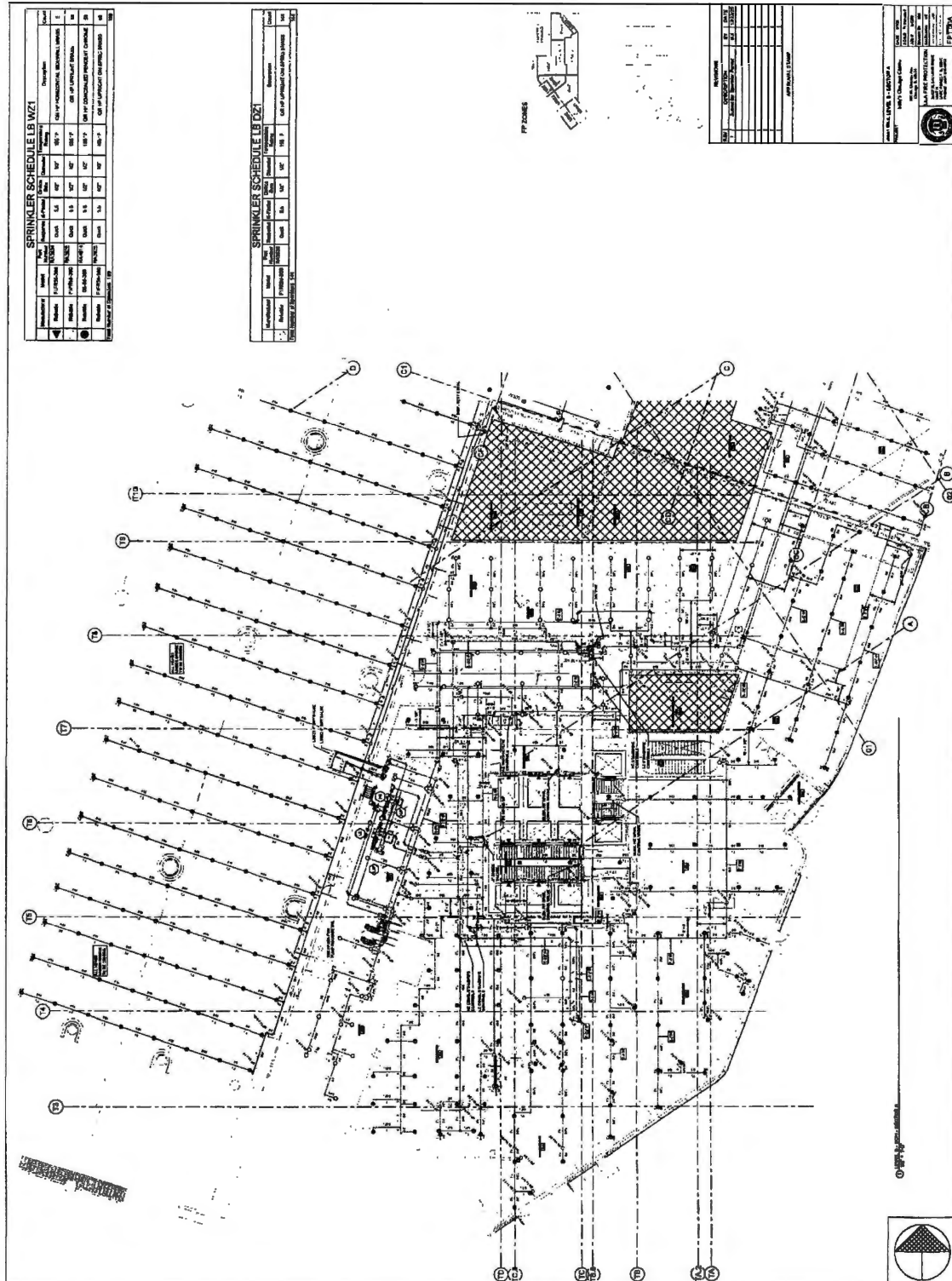
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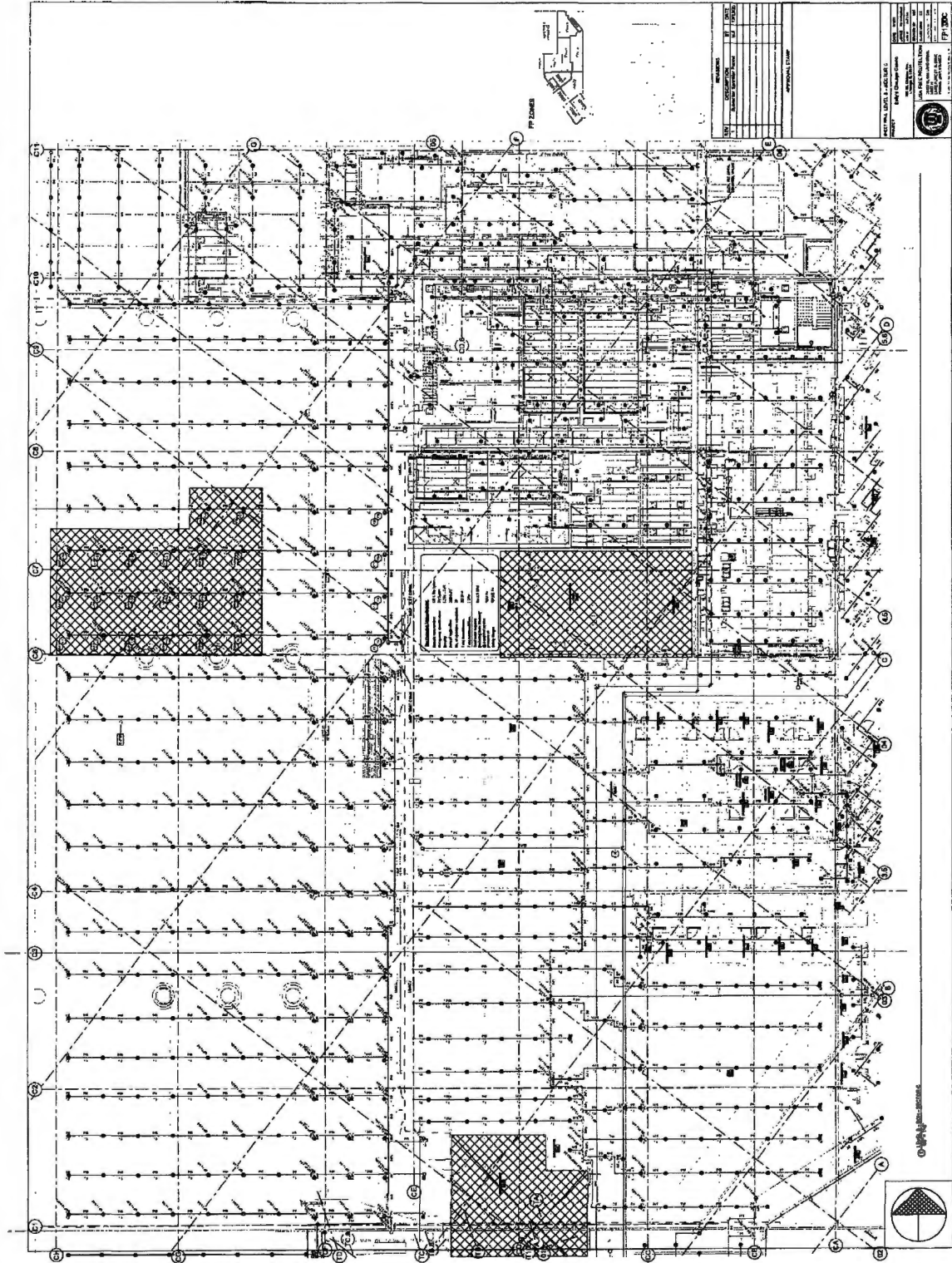
Email cc: DOB Plan Desk
Denis E. Riordan, Chief Plumbing Inspector

*Exhibit "F".
(To Ordinance)*

Easement For Building Essentials In Dedicated Public Way.







DEDICATION OF STREETS AND ALLEY IN AREA BOUNDED BY W. 23RD ST.,
S. STATE ST., W. 24TH ST. AND S. DEARBORN ST.

[O2026-0025943]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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* a dedication of streets and alley in the area bounded by West 23rd Street, South State Street, West 24th Street and South Dearborn Street. This property is located in the 3rd Ward. This ordinance was referred to the committee on June 17, 2026.

This recommendation was concurred in unanimously by a viva voice vote of the members of the committee with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of the Commissioner's designees, is each hereby authorized and directed to approve a dedication of a 20-foot, east-west alley, 66-foot, east-west street (West 24th Street), and a 41.77-foot, north-south street (South Dearborn Street) in the block bounded by West 23rd Street, South State Street, West 24th Street, and South Dearborn Street, said land being owned by the Chicago Housing Authority, a municipal corporation ("CHA").

Dedication of:

that part of Lots 12, 13, 25 through 48 (all inclusive), and the part of the north-south 15-foot-wide public alley vacated per document recorded January 6, 1954 as Document Number 15805877, all in Block 10, in Uhlich and Muhlke's additional to Chicago, a subdivision of the east half of the northeast quarter (except the south half of the south half thereof) in Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, and also part of vacated West 24th Street and vacated South Dearborn Street both vacated per said Document Number 15805877, described as follows: beginning at the southeast corner of Lot 24 in said Block 10, also being the northeast corner of said vacated West 24th Street; thence south 01 degree, 31 minutes, 56 seconds east, along an assumed bearing, being the southerly extension of the east line of said Lot 24, also being the west line of South State Street and the east line of said vacated West 24th Street a distance of 66.00 feet to the southeast corner of said vacated West 24th Street and the northeast corner of Lot 1 in Block 11 in said Uhlich and Muhlke's additional to Chicago; thence south 88 degrees, 29 minutes, 48 seconds west along the south line of said vacated West 24th Street, also being the north line of Lot 1 and Lot 48 in said Block 11 a distance of 246.00 feet to the southwest corner of said vacated West 24th Street, also being a point on the east line of South Dearborn Street; thence north 01 degree, 31 minutes, 53 seconds west along the last described line 33.00 feet to a bend point; thence north 01 degree, 31 minutes, 56 seconds west continuing along the last described line 33.00 feet to a point on the south line of said vacated South Dearborn Street, also being the southwest corner of said Lot 25; thence south 88 degrees, 29 minutes, 48 seconds west along the south line of said vacated South Dearborn Street 33.00 feet to the centerline of said vacated South Dearborn Street; thence north 01 degree, 31 minutes, 56 seconds west along said centerline 599.40 feet to a point on the south line of West 23rd Street recorded January 4, 2001 as Document Number 0010008812; thence north 88 degrees, 29 minutes, 48 seconds east along the last described south line 41.77 feet; thence south 01 degree, 31 minutes, 56 seconds east 289.70 feet; thence north 88 degrees, 29 minutes, 48 seconds east 237.23 feet to a point on said west line of South State Street, also being a point on the east line of said Lot 12 in Block 10; thence south 01 degree, 31 minutes, 56 seconds east along the last described line and the east line of said Lot 13 in Block 10 a distance of 20.00 feet; thence south 88 degrees, 29 minutes, 48 seconds west 237.23 feet; thence south 01 degree, 31 minutes, 56 seconds east 289.70 feet to a point on the south line of said Lot 25 in Block 10, also being a point on the north line of said vacated West 24th Street; thence north 88 degrees, 29 minutes, 48 seconds east along the last described line and the

south line of said Lot 24 in Block 10 a distance of 237.23 feet to the point of beginning, in Cook County, Illinois, said parcel containing 46,016 square feet or 1.056 acres, more or less, as shaded and legally described by the words "Hereby Dedicated" on the plat hereto attached as Exhibit A, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby accepted and opened to public use as the same is intended for public benefit and the public interest will be subserved by such dedication. For recording purposes, the property index numbers (PINs) and address ranges associated with the to-be-dedicated properties are set forth in Exhibit B attached hereto.

SECTION 2. The dedication herein provided for is further made upon the express condition that the CHA shall comply with all the conditions set forth in the Department of Water Management letter dated March 12, 2026, and attached hereto as Exhibit C.

SECTION 3. The dedications herein provided for are further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the CHA shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully stamp-approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The dedications shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Dedication Approved:

(Signed) _____
William Cheaks, Jr.,
Commissioner of Transportation

Introduced By:

(Signed) _____
Honorable Pat Dowell,
Alderman, 3rd Ward

CDOT File Number:

28-03-25-4102A.

[Exhibits "A" and "C" referred to in this ordinance
printed on pages 47461 through 47469
of this *Journal*.]

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

Exhibit "B".

PINs And Address Ranges Of The To-Be-Vacated Streets And Alley.

Commonly Known As:

2301 -- 2359 South Dearborn Street,

2300 -- 2360 South State Street,

1 -- 23 West 23rd Street,

1 -- 24 West 24th Street and

All in Chicago, Illinois 60616.

PINs:

17-28-217-034-0000;

17-28-217-035-0000;

17-28-218-036-0000;

17-28-218-037-0000;

17-28-227-001-0000;

17-28-227-005-0000.

*Exhibit "C".**Department Of Water Management Letter.*

CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

March 12, 2026

City of Chicago
Department of Transportation
Division of Project Development / PUBLIC WAY
2 N. LaSalle Street, Suite 950
Chicago, IL 60602-2570

Attn: Mr. Jai Kalayil
Deputy Commissioner

Re: Proposed Dedication Ordinance

3rd Ward

For: Chicago Housing Authority (CHA)

**Dedication within the block bounded by W 23rd St, S State St, W 24th St, and
S Dearborn St.**

OUC File No. VD-134303

REVISED

M&P Project No. 28-03-25-4102

Water Atlas Page 344

Sewer Atlas Page 39-1-17

Dear Mr. Kalayil:

This letter supercedes the previous letter dated March 9, 2026. This letter is in response to your inquiry concerning the proposed dedication. After reviewing our records, the Department of Water Management (DWM) has determined the following:

1) DWM - Water Section

This project was previously reviewed under VD-111293. This proposed development was reviewed under EFP-101559. The Water Section's requirements for the proposed development were communicated to Southbridge 4 Master Owner, LLC in a letter dated December 31, 2020, a copy of which is attached. The requirements of that letter have been completed.

There are no other water facilities within the limits of the areas proposed for. Therefore, the Water Section has no objection to the proposed dedication.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org.

H) DWM - Sewer Section

The proposed dedication involves the consolidation of three distinct segments into the public way:

- (a) the eastern 41.77 feet of S. Dearborn Street, from W. 23rd Street to W. 24th Street.
- (b) W. 24th Street, from S. Dearborn Street to S. State Street; and

OUC File No. VD-134303

March 12, 2026

Page 2 of 3

(c) 23rd Place, from S. Dearborn Street to S. State Street.

The segments identified in (a) and (b) were vacated on December 22, 1953, under Ordinance Document No. 15805377, which reserved the right to maintain existing public sewers and associated structures.

In 2024, sewer infrastructure elements were reconstructed as part of the Southbridge Development Project that includes (1) a 12-inch to 15-inch sewer in vacated S. Dearborn Street, from approximately 54 feet south of W. 23rd Place to W. 23rd Street; (2) an 18-inch sewer in vacated W. 24th Street, from S. Dearborn Street to S. State Street; and (3) an 8-inch sewer in segment (c).

The sewer construction was finalized, and the sewer infrastructure was accepted by the Department of Water Management, Sewer Section, on October 7, 2024.

The Sewer Section has expressed no objection to the proposed dedication, provided that certain conditions are incorporated into the dedication ordinance.:

- i. Existing public sewer infrastructure within segments (a), (b), and (c) shall remain public and be owned and maintained by the Department of Water Management (DWM).
- ii. For any future maintenance or replacement of sewer infrastructure, the DWM will only restore the pavement surface using standard public right-of-way pavement materials, such as asphalt or concrete. The DWM shall not be responsible for restoring non-standard surface features, including but not limited to permeable pavers, decorative concrete, bollards, or similar features.
- iii. Existing private sewers in the areas to be dedicated will be sealed and removed at the expense of the beneficiary, in accordance with the standard procedures of the Department of Water Management, Sewer Section.
- iv. If and when the existing private main sewers and appurtenances are abandoned, the abandonment plans must meet the Department of Water Management, Sewer Design Section's requirements.
- v. Private structures are not allowed in the public right of way without an ordinance established by the City Council. Existing private structures must be relocated into private property, abandoned or established through a City Council ordinance.
- vi. It is the owner's / developer's responsibility to provide proper drainage in the areas to be dedicated. When the final plans are available, the owner's / developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.
- vii. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed dedications, must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Department of Water Management only, after physical and videotape inspection approved by the Department of Water Management.
- viii. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances

OUC File No. VD-134303

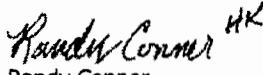
March 12, 2026

Page 3 of 3

must be submitted to the Department of Water Management for record purposes within 30 days of completion.

If there are any questions regarding the sewer facilities, contact Alexander fluynh at 312-7444420 and Anupam Verma at 312-742-7108.

Very truly yours,


Randy Conner
Commissioner



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

December 31, 2020

Southbridge 4 Master Owner, LLC
185 Dartmouth Street, Suite 900
Boston, MA 02116

Attention: William Woodley
Project Coordinator

SUBJECT: Proposed Roadway Improvements
S Dearborn Street — W 23rd Street to W 24th Street
BES Project No. 16-09:212.01
OUC File No. EFP-101559

Mr. Woodley:

This correspondence is in response to an Office of Underground Coordination transmittal dated February 3, 2020, and revised plans received December 18, 2020, as well as pursuant to the email received by the Department of Water Management (DWM) on July 27, 2020 regarding the excavation of an existing 24-inch feeder main, regarding the subject project. This is ONLY in response to the proposed roadway improvements under OUC file number EFP-101559.

The Department of Water Management - Water Section

This Department maintains an existing 24-inch feeder main located at approximately 18 feet south of the south property line of W 24th Street. Per the email received July 27, 2020, the existing feeder main was exposed during construction of the proposed sewer installation by Southbridge 4 Master Owner, LLC's contractor without DWM Water Section approval or knowledge. The existing feeder main was field verified to have approximately 7.5 feet of cover. The proposed 15-inch sewer main would be in direct conflict with the existing feeder main.

In order to accommodate the proposed sewer main installation, this Department must vertically raise the existing 24-inch feeder main with mechanically restrained pipe for approximately 80 feet to maintain a minimum of 4.5 feet of cover. The estimated cost for the DWM to perform this water main adjustment work is **\$143,555.00**, based on regular time. The DWM will be responsible for excavation and backfill of the excavated areas, but Southbridge 4 Master Owner, LLC will be responsible for all final restoration to CDOT standards. Please note that this estimate is based on current labor rates (including overhead charges), but the actual costs of the water main adjustments will be submitted for payment. Should it be determined that the water main adjustment cannot be installed at the proposed location, Southbridge 4 Master Owner, LLC will be responsible for all additional costs necessary to install the water main.

In order to accommodate Southbridge 4 Master Owner, LLC's development, the DWM will allow Southbridge 4 Master Owner, LLC's contractor to install approximately 671 feet of 8-inch water main in the S Dearborn Street (Vacated) from E 23rd Street to E 24th Street. This Department will perform connections to the existing water mains, as well as, provide resident engineering services, valve operations, and water quality services for the above-mentioned work. ***The DWM cannot and will not take ownership of the water main pipe installed by the developer in private property until the right-of-way has been dedicated to the city.***

This Department's scope of involvement for the water main connections for the above-mentioned proposed 8-inch water main is limited to:

- Removing the existing 8-inch x 8-inch tee located at approximately 24 feet EWL of S Dearborn Street and 18 feet SNL of W 23rd Street and 8-inch valve located at 14 feet EWL of S Dearborn Street and 18 feet SNL of W 23rd Street. Abandoning one (1) valve basin. Installing one (1) 8-inch x 8-inch tee and one (1) 8-inch line valve, reconnecting the existing 8-inch water main located at approximately 24 feet EWL of S Dearborn Street and reconnecting the existing side connection.
- Removing the existing 8-inch plug located at approximately 14 feet SNL of W 24th Street and 25 feet WEL of S Dearborn Street, connecting to the existing 8-inch x 8-inch tee on the existing 8-inch water main located at approximately 25 feet EWL of S Dearborn Street.

Southbridge 4 Master Owner, LLC's contractor is responsible for obtaining all applicable permits, traffic control, excavation/OSHA shoring, backfilling/compaction, and all restoration to CDOT standards, as well as all costs for utility and alignment conflicts associated with the water main installation and/or water service installation.

The estimated cost for the Department of Water Management to perform the above-mentioned work in S Dearborn Street is **\$92,915.00**. This estimate is based on current rates for labor (*regular time*), material, equipment and overhead charges, but actual costs will be submitted for payment once construction has been completed.

This Department maintains an existing 24-inch feeder main located at approximately 21 feet south of the north property line of W 24th Street. The proposed 8-inch ductile iron pipe (DIP) sewer connection in S State Street will cross above the existing 24-inch feeder main with a minimum of 18 inches of vertical separation. The proposed 15-inch sewer main in S Dearborn Street will cross below the existing 24-inch feeder main with a minimum of 18 inches of vertical separation. These crossings must follow all applicable Illinois Environmental Protection Agency (IEPA) vertical separation requirements for water and sewer pipe crossings.

Directional boring method of installation to cross existing feeder mains is prohibited; however, the proposed sewer main may be installed using a trenchless method of construction. If a trenchless method of installation is used, a minimum of four (4) feet of undisturbed soil is to remain on either side of the existing feeder main. If the proposed sewer main will be installed via open-cut method, the excavation must be properly shored to maintain a maximum three (3) foot trench width. The trench shall be backfilled to the springline of the feeder main with CLSM backfill (non-fly ash), and CA-16 from the springline of the feeder main to grade. Use of polyethylene wrap as a bond breaker between the feeder main and the CLSM backfill is required.

In order to accommodate the proposed 8-inch DIP sewer drain and 15-inch sewer main installation, this Department must provide a resident engineer to be present on-site during the excavation and installation of the proposed sewers where they cross the existing 24-inch feeder main. The estimated cost for resident engineering services is **\$1,882.00**. Please note this estimate is based on current labor rates (including overhead charges), but the actual costs of the resident engineering services will be submitted for payment.

A certified check in the amount of **\$238,352.00** (\$143,550.00 + \$92,915.00 + \$1,882.00), payable to the City of Chicago, must be hand delivered to the Department of Buildings, Plumbing Permit and Plan Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602, with a copy of this letter.

The private contractor installing the water main shall perform the following:

- Submit a complete list of the shop drawings (submittals) for all water main materials to be used to complete the water main installation to the Force Account Construction Manager at FACM@ctrwater.net for review. Once the list is approved, the shop drawings (submittals) shall be sent at least 60 days prior to the start of work to the Force Account Construction Manager at FACM@ctrwater.net for review.
- Notify Force Account Construction Manager, at FACM@ctrwater.net, two (2) weeks prior to the start of the water main work, so a resident engineer can be assigned to the project.
- Obtain a "B-Permit" prior to construction from the City of Chicago, Department of Buildings, Plumbing Permit and Plan Section, City Hall, 121 N LaSalle Street, Room 906, (312) 744-7063.
- Submit as-built drawings. The as-built drawings should be submitted to the Force Account Construction Manager at FACM@ctrwater.net. The as-built drawings must also include the materials used and dimensions of all underground work that is required for IEPA compliance. ***The DWM will not perform the source and final connections until as-built drawings are reviewed and approved by this Department.***

Please forward all CAD files and any resource/reference files for this project to Susan McKee at Susan.McKee@ctrwater.net, to be utilized to create the water main adjustment plans.

This Department's utility separation requirements are as follows: The minimum vertical clearance (edge-to-edge) from all water mains is 18 inches. For feeder mains (water mains 16-inches and larger), the minimum horizontal clearance (edge-to-edge) is five (5) feet, and for grid mains (water mains less than 16-inches), the minimum horizontal clearance (edge-to-edge) is three (3) feet. No proposed above ground facility (tree, planter box, light pole, etc.) can be closer than five (5) feet (edge-to-edge) from a water main or closer than three (3) feet (edge-to-edge) from a water service. Should the DWM require access to its facilities, it will not be responsible for the costs to remove or support any above ground structures adjacent to its facilities.

All new curb installation adjacent to fire hydrants must be painted 'safety yellow' for 15 feet on each side of the fire hydrant except where the 15-foot dimension intersects a crosswalk, driveway or similar feature. In no case shall the installation of any proposed facility be closer than five (5) feet from a fire hydrant or fire hydrant lead.

If construction requires the use of water from a City fire hydrant, or adjustments or repairs are required to any City sewer facilities in proximity to the project site, permits must be obtained from the Department of Water Management, Water and Sewer Sections.

Proposed trees must not be planted above or within five (5) feet of the exterior pipe wall for all water mains 24-inch in diameter and larger. This 5-foot rule excludes mains that are separated from the tree by a hardscape feature or other root growth limiting conditions such as water mains located in the street.

This Department discourages tree planting over water mains that are less than 24-inches in diameter located in the parkway, but if necessary, will allow trees with a maximum mature height of 30 feet and a maximum mature root depth of 2½ feet. Potential plantings that meet this requirement include the following:

1. Ornamental shrubs or bushes meeting the mature height and mature root depth stated above.
2. Flowers or other non-woody herbaceous plants.
3. Above ground, removable planting containers that can be moved by construction equipment in the event that water main repair is required.

Existing trees planted above water mains that do not meet these requirements do not need to be removed. However, if such existing trees are removed, all proposed trees installed in their place must meet the above mentioned requirements. Should it be necessary for the DWM to access any of its facilities, the Department shall only be responsible for typical pavement, sidewalk, and hydroseed restoration.

All new sewer installations must meet IEPA separation requirements for water and sewer pipes. All proposed/replaced or reused sewer laterals from catch basins/inlets, sewer mains, and private drains (collectively known as "sewer facilities") that are parallel to water mains, services or fire hydrant leads (collectively known as "water facilities") that are less than 18 inches below the water facility and have less than 10 feet of horizontal separation from the outside edge of the water facility must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. Additionally, all sewer facilities that cross perpendicularly below water facilities with less than 18 inches vertical separation must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. If any sewer facility crosses perpendicularly above a water facility, then the sewer facility shall be at least 18 inches above the water facility and the sewer facility must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. Sewer laterals that require ductile iron/water main quality pipe shall be ductile iron/water main quality pipe from the catch basin to a point 10 feet beyond the edge of the water facility.

Extreme caution is to be taken to ensure that no facility owned and maintained by this Department is damaged during construction. If damage occurs to any facilities, Southbridge 4 Master Owner, LLC will be held responsible for the cost of repairing or replacing the facilities.

7/15/2026

REPORTS OF COMMITTEES

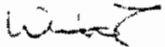
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Please note that the details described above are valid for 90 days from the date of this letter, after which time, Southbridge 4 Master Owner, LLC will be responsible for re-submitting plans to this Department for review and revision of the estimate of cost, as needed.

Failure to comply with the provisions in this correspondence may result in additional expenses to the proposed project to verify that all work conforms to DWM's standards.

If there are any questions regarding the water facilities, please contact Angela Krueger at Angela.Krueger@cityofchicago.org.

Sincerely,


Randy Conner
Commissioner

AZ

Email cc: DOB Plan Desk

VACATION OF ALLEY IN BLOCK BOUNDED BY W. MAYPOLE AVE.,
N. KEDZIE AVE., W. LAKE ST. AND N. HOMAN AVE.

[O2026-0026797]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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* an ordinance for the vacation of a portion of the 16-foot, east-west alley in the block bounded by West Maypole Avenue, North Kedzie Avenue, West Lake Street and North Homan Avenue. This property is located in the 28th Ward. This ordinance was referred to the committee on July 8, 2026.

This recommendation was concurred in unanimously by a viva voice vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The City owns the properties at 3209 West Lake Street, 3201 West Lake Street, 201 North Kedzie Avenue, Chicago, Illinois (the "Adjacent Properties"), consisting of vacant parcels located in the East Garfield Park community area; and

WHEREAS, The City proposes to vacate a portion of the 16-foot, east-west alley in the block bounded by West Maypole Avenue, North Kedzie Avenue, West Lake Street, and North Homan Avenue, said portion being entirely adjacent to the Adjacent Properties; and

WHEREAS, The City, by and through the Department of Planning and Development (the "Department") proposes to assemble the Adjacent Properties with the portion of the public alley to be vacated (such assembled property hereinafter referred to as the "Development Site") and, pursuant to an ordinance passed by the City Council of the City (the "City Council") on April 15, 2026, and published in the *Journal of the Proceedings of the City Council* for such date at pages 42376 through 42446, convey the Development Site to HUB32 LLC, an Illinois limited liability company ("Assignee"); and

WHEREAS, Assignee intends to commence and complete construction of one building on the Development Site containing a total of 51 affordable apartments for low-income families, together with related common areas along with commercial space; and

WHEREAS, the City Council of the City, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the vacation of the portion of the public alley described below; now, therefore,

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

SECTION 1. Legal Description.

Vacation of: that part of a east-west 16-foot-wide public alley lying south of and adjoining, lying north of and adjoining and lying east of and adjoining the east line of the west 16 feet extending north to the north line of said east-west 16 foot alley in Block 16 of Castle's Subdivision of the east 15 acres of the east half of the southeast quarter (south of Lake Street) in Section 11; lying west of and adjoining the west right-of-way of North Kedzie Avenue and lying south of and adjoining the south line of Lot 1 in the subdivision of Blocks 9, 10, 12, 13, 14 and parts of Blocks 11, 15 and 16 of Castle's Subdivision of said section, all in the east half of the southeast quarter of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, all in Cook County, Illinois, said above described parcel containing 1,393 square feet, or 0.032 acres, more or less, as shaded and legally described by the words "Hereby Vacated"

on the plat hereto attached as Exhibit A, which drawing for greater certainty, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacations. For recording purposes, the PIN and address range is included as Exhibit B and incorporated here.

SECTION 2. The vacation herein provided for is further made upon the express condition that Assignee shall comply with all the conditions set forth in the Department of Water Management letter dated February 20, 2026, which is attached hereto as Exhibit C.

SECTION 3. The vacation herein provided for is further made upon the express condition that not later than May 31, 2027, Assignee shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, a fully-stamp approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Vacation Approved:

(Signed) _____
William Cheaks, Jr.,
Commissioner,
Department of Transportation

Introduced By:

(Signed) _____
Honorable Jason C. Ervin,
Alderperson, 28th Ward

CDOT File Number:

11-28-24-4093B.

[Exhibit "A" referred to in this ordinance
printed on page 47477
of this *Journal*.]

Exhibits "B" and "C" referred to in this ordinance reads as follows:

Exhibit "B".

PINs And Address Ranges.

Addresses:

3209 West Lake Street;

3201 West Lake Street and

201 North Kedzie Avenue

Chicago, Illinois 60612.

PINs:

16-11-412-032-0000;

16-11-412-033-0000;

16-11-412-060-0000.

*Exhibit "C".**Department Of Water Management Letter.*

CITY OF CHICAGO

*

DEPARTMENT OF WATER MANAGEMENT

February 20, 2026

City of Chicago
Department of Transportation
Division of Project Development / PUBLIC WAY
2 N. LaSalle Street, Suite 950
Chicago, IL 60602-2570

Attn: Mr. Jai Kalayil
Deputy Commissioner

Re: Proposed Vacation and Opening Ordinance
28th Ward
For: Department of Planning and Development

Vacation of easternmost half of east-west 16-foot wide alley within block bounded by W Lake St, N Kedzie Ave, W Maypole Ave, and N Homan Blvd.

Opening of north-south alley within block bounded by W Lake St, N Kedzie Ave, W Maypole Ave, and N Homan Blvd.

OUC File No. VD-129089

M&P Project No. 11-28-24-4093

Water Atlas Page 263

Sewer Atlas Page 39-3-52

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed vacation and opening. After reviewing our records, the Department of Water Management (DWM) has determined the following:

I) DWM - Water Section

There are no water facilities within the limits of the areas proposed for vacation and opening. Therefore, the Water Section has no objection to the proposed vacation and opening.

All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM standards.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org.

II) DWM - Sewer Section

Vacation

Based on sewer records, the following public sewers and associated structures are present within and adjacent to the area proposed for vacation:

A 10-inch sewer in existing public alley, from approximately 330 ft west of N Kedzie Ave to N Kedzie Ave, located between W Lake St and W Maypole Ave

OUC File No. VD-129089

February 20, 2026

Page 2 of 3

Detailed conditions for proposed area to be vacated: The Sewer Section approves the proposed alley vacation, provided the beneficiary must agree with the following are a part of the ordinance:

1. Since the sewer and appurtenances in (a) serve the remainder of the existing public alley, the beneficiary of the vacated portion of the alley must relocate the existing 10-inch public sewer main from the proposed area to be vacated to the proposed north-south public alley to be opened, connecting to the existing 24-inch sewer in W Maypole Ave.
2. A no-build reservation shall remain in effect within the proposed vacation area until the existing public sewer has been fully relocated into the proposed alley opening, as-built drawings have been submitted, and semi-final approval has been granted by the Department of Water Management.
3. The reservation shall be released once the conditions in (2) have been met.
4. The remaining sewer facilities will be the private property of the beneficiary. The beneficiary must assume all liability for these facilities and be responsible for all maintenance and repairs for their reuse.
5. When the existing sewers in (a) are to be abandoned and sealed they will be removed at the expense of the Beneficiary, and performed in accordance with the standard procedures of the Chicago Department of Water Management, Sewer Section
6. The relocated sewer work, including the public main sewers and sewer structures associated with the proposed area, must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Chicago Department of Water Management upon final acceptance of the work.
7. As a condition of the work noted above in (2), the beneficiary must submit a refundable deposit to ensure completion of the required sewer modifications. A certified check in the amount of **\$537,023.97**, payable to the City of Chicago, must be delivered to the Department of Finance, 121 North LaSalle Street, Room 107A Chicago, Illinois 60602. Reference VD number 129089.
8. In the event the beneficiary fails to satisfactorily complete the work described in item (2), the Chicago Department of Water Management (CDWM) reserves the right to utilize all or a portion of the deposit to complete or remediate the required work. Following Final Acceptance by the Department, confirming that all work in item (3) has been completed in accordance with applicable standards and requirements, any remaining balance of the deposit shall be refunded to the beneficiary
9. It is the owner's/developer's responsibility to provide proper drainage in the areas to be developed. When the final plans are available, the owner's/developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.
10. Please be advised that any development creating more than 7,500 sq-ft of at grade impervious surface or disturbs a land area more than 15,000 sq-ft shall be subject to the regulated development requirements of DWM's Stormwater Regulations and must go through DOB Stormwater review.

OUC File No. VD-129089

February 20, 2026

Page 3 of 3

Opening

Based on sewer records, there are no public sewer facilities within the limits of the area proposed for opening; therefore, the Sewer Section has no objection to the proposed opening, provided the beneficiary must agree with the following conditions:

- a. It is the owner's / developer's responsibility to provide proper drainage in the areas to be opened. When the final plans are available, the owner's / developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.
- b. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed opening(s), must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Department of Water Management only, after final acceptance of sewer work. physical and videotape inspection approved by the Department of Water Management.
- c. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances must be submitted to the Department of Water Management for record purposes within 30 days of completion.

If there are any questions regarding the sewer facilities, contact Alexander Huynh at 312-744-4420 and Anupam Verma at 312-742-7108.

Very truly yours,


Randy Conner
Commissioner

APPROVAL OF RELEASE OF USE RESTRICTION COVENANT FOR VACATED ALLEY IN AREA BOUNDED BY W. 28TH PL., S. STEWART AVE., W. 29TH ST. AND S. CANAL ST.

[O2026-0026137]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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* an approval of Release of Use Restriction Covenant for vacated alley in the area bounded by West 28th Place, South Stewart Avenue, West 29th Street and South Canal Street. This property is located in the 11th Ward. This ordinance was referred to the committee on June 17, 2026.

This recommendation was concurred in unanimously by a viva voice vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, On May 18, 1994, the City Council of the City of Chicago ("City Council") passed a certain ordinance, published in the *Journal of the Proceedings of the City Council* for such date at pages 51134 through 51138 (the "Vacation Ordinance"), which provided for an Industrial Program alley vacation ("Vacation") of all of the east-west and north-south 16-foot public alleys in the block bounded by West 28th Place, South Stewart Avenue, West 29th Street, and South Canal Street (the "Subject Property"), known previously as CDOT File Number 28-11-88-1234 for LaSalle National Bank, as Trustee, Trust Number 40495; and

WHEREAS, The Vacation Ordinance provided that the Vacation of the Subject Property was conditioned upon a restrictive use covenant running with the land ("Restrictive Use Covenant"), that required the Subject Property be used only for "manufacturing (including production, processing, cleaning, servicing, testing, and repair) of materials, goods, or products only, and for those structures and additional uses which are reasonably necessary to permit such manufacturing use including the location of necessary facilities, storage, employee and customer parking, and other similar uses and facilities"; and

WHEREAS, The Vacation Ordinance was recorded on August 16, 1994, with the Office of the Cook County Recorder of Deeds as Document Number 94727787, and is attached hereto as Exhibit A; and

WHEREAS, The Restrictive Use Covenant was recorded on August 16, 1994, with the Office of the Cook County Recorder of Deeds as Document Number 94727788, and is attached hereto as Exhibit B; and

WHEREAS, The Subject Property is legally described in Exhibit C attached hereto; and

WHEREAS, Section 2 of the Vacation Ordinance provides that the Restrictive Use Covenant "may be released or abandoned by the City only upon approval of the City Council which may condition its approval upon the payment of such additional compensation which it deems to be equal to the benefits accruing because of the release or abandonment"; and

WHEREAS, 29 Canal Development LLC, an Illinois limited liability company (the "Developer") is the current beneficial titleholder of the vacated Subject Property, subject to the Restrictive Use Covenant; and

WHEREAS, The Developer intends to use and assemble the Subject Property and surroundings for commercial development and has requested a release of the Restrictive Use Covenant under current CDOT File Number 28-11-26-4131; and

WHEREAS, The City, upon due investigation and consideration, has determined that the public interest now warrants a release of the Restrictive Use Covenant reserved in Section 2 of the Vacation Ordinance for the payment of such additional compensation which it deems to be equal to the benefits accruing to the Developer because of the release of the Restrictive Use Covenant; now, therefore,

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

SECTION 1. The recitals above are incorporated herein.

SECTION 2. The release of the Restrictive Use Covenant, in its entirety, is hereby approved upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall pay or cause to be paid to the City as compensation for the benefits which will accrue to the Developer as a result of such release the amount of Two Hundred Fifty-five Thousand Dollars (\$255,000.00), which sum in the judgment of this body will be equal to such benefits.

SECTION 3. The release of the Restrictive Use Covenant herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed in the Cook County Clerk/Recordings Division a certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Superintendent of Maps and Plats.

SECTION 4. The Commissioner of the Department of Transportation is hereby authorized to execute, subject to the approval of the Corporation Counsel, a "Release of Restrictive Use Covenant", in substantially the form attached as Exhibit D, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the Release of Restrictive Use Covenant, with such changes, deletions and insertions as shall be approved by the persons executing the Release of Restrictive Use Covenant.

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", "B", "C" and "D" referred to in
this ordinance unavailable at
time of printing.]

CORRECTION TO APPROVAL OF BELLMORE ESTATES SUBDIVISION.

[O2026-0026226]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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* an amendment to an ordinance passed by the City Council of the City of Chicago for Bellmore Estates Subdivision on March 18, 2026, and printed upon pages 41713 to 41720 of the *Journal of the Proceedings of the City Council of the City of Chicago* is hereby amended by correcting the C.J.P. page numbers and the Township number in the legal description and plat (O2026-0026226). This ordinance was referred to the committee on June 17, 2026.

This recommendation was concurred in unanimously by a viva voice vote of the members of the committee, with no dissenting votes.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 ordinance with Chicago City Clerk reference number SO2026-0023201, which was passed by the Chicago City Council on March 18, 2026, printed in the *Journal of the Proceedings of the City Council of the City of Chicago*, Illinois, of such date, from pages 41713 to 41720, is hereby corrected by deleting Exhibit A, the plat of subdivision and dedication published on pages 41719 to 41720, and replacing it with Exhibit A to this ordinance.

SECTION 2. Exhibit B to the above referenced ordinance is hereby corrected by deleting the language struck through and adding the underscored language as follows:

Exhibit "B".

Legal Description.

The north 150.00 feet of Lot "A" and the vacated south 9 feet of the east-west 25-foot-wide public alley, vacated by ordinance passed May 28, 1924, and recorded on July 3, 1924, as Document Number 8495469; as lying north of and adjoining the north line of said Lot "A", being in the resubdivision of that part of Block 2 of H.B. Bogue's Subdivision of Blocks 1, 2, 4 and 5 in Watson, Tower and Davis Subdivision of the west half of the northwest quarter of Section 6, Township 49 39 North, Range 14, East of the Third Principal Meridian, according to the plat recorded on December 11, 1888, as Document Number 1038587, all in Cook County, Illinois, above said parcel described containing area 42,232 square feet, or 0.969 acres, more or less.

SECTION 3. This ordinance shall be effective upon its passage and publication.

Introduced By:

(Signed) _____
Honorable Daniel La Spata,
Alderperson, 1st Ward

CDOT File Number:

06-01-25-4116.

[Exhibit "A" referred to in this ordinance printed on
pages 47483 and 47484 of this *Journal*.]

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, July 15, 2026.

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 Department of Transportation 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 June 17, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

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

A Reliable Glass & Door.

[O2026-0025960]

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

SECTION 1. Pursuant to Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt A Reliable Glass & Door from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress at 4130 West Belmont Avenue, Chicago, Illinois 60641.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Adames Party Rental LLC.

[O2026-0025632]

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 Adames Party Rental LLC from the provisions requiring barriers as a prerequisite to prohibit alley ingress and/or egress at 3055 North Austin Avenue.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

Advanced Concrete.

[O2026-0026074]

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 Advanced Concrete located at 5308 West Grand Avenue from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to the business address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Bobak's Auto Repair, Inc.

[O2026-0026219]

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 Bobak's Auto Repair, Inc., 5135 West 47th Street, Chicago, Illinois 60638, 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.

DoorDash Essentials LLC.

[O2026-0026007]

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 DoorDash Essentials LLC at 4455 North Elston Avenue, Chicago, Illinois 60630, 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.

Elevate Carbon.

[O2026-0025809]

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 Elevate Carbon, 1900 West Peterson Avenue, Chicago, Illinois 60660, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities at 1900 West Peterson Avenue, Chicago, Illinois 60660.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Gutter Girls Supply, Inc.

[O2026-0025813]

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

SECTION 1. Pursuant to Section 10-20-435 of the Municipal Code of Chicago, Commissioner of Transportation is hereby authorized and directed to exempt Gutter Girls Supply, Inc. of 4646 West Flournoy Street, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premises address.

SECTION 2. This ordinance shall take effect and be in force from and after its passage and publication.

Keeston LLC.

[O2026-0025610]

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 Keeston LLC at 4514 -- 4544 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.

M&P Vending Co., Inc.

[O2026-0026037]

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 M&P Vending Co., Inc. at 4440 North Elston Avenue, Chicago, Illinois 60630, 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.

Marquez Sons Auto Repair And Tires Service, Inc.

[O2026-0026311]

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 Marquez Sons Auto Repair and Tires Service, Inc., 3319 -- 3325 West Chicago Avenue, Chicago, Illinois 60651, 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.

Reyna de Sabares Corp.

[O2026-0026217]

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 Reyna de Sabares Corp., 5944 West Montrose 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.

2606 South Peoria Street.

[O2026-0025997]

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 2606 South Peoria Street from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress.

SECTION 2. This ordinance shall take effect and be in force upon its passage and publication.

STANDARDIZATION OF PORTIONS OF PUBLIC WAYS.

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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 June 17, 2026.

This recommendation was concurred in unanimously by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) GREGORY I. MITCHELL,
Chair.

On motion of Alderperson Mitchell, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

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

Southeast Corner Of N. Nagle Ave. And W. Grand Ave. To Be Known As "Nathan Diaz Way".

[O2026-0026036]

WHEREAS, The members of the City Council of Chicago wish to recognize the legacy of Nathan Diaz; and

WHEREAS, The City Council was notified of his passing on July 22, 2025; and

WHEREAS, Nathan was born February 28, 1985 in the City of Chicago and resided here all his life where he married an amazing woman and raised four beautiful children; and

WHEREAS, Nathan spent most of his life in service of others, whether that was at home raising his beautiful family, playing the congas in his church, or out in the community where he would assist his neighbors in the community; and

WHEREAS, Nathan was a significant member of the Belmont Cragin community serving its members when needed, whether that was during the COVID-19 pandemic where he handed out resources to keep people informed and let them know that they weren't forgotten about, or when he served neighborhood children by distributing bookbags and school supplies every year at the annual back to school fair; these were just a few examples of his generosity and kindness for his community; and

WHEREAS, In recognition of his years of service and his lasting impact on his community; now, therefore,

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

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, for honorary street-name designation ("Designation Ordinance"), the Chicago Department of Transportation shall take the necessary action for the standardization of the southeast corner of North Nagle Avenue and West Grand Avenue, adjacent to City Lights Church, as "Nathan Diaz Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

1000 To 1022 W. Sunnyside Ave. To Be Known As "Lois Juanita Ellington Way".

[O2026-0026294]

WHEREAS, Lois Juanita Ellington was born on January 31, 1963, in Evanston, Illinois and was born alongside her twin sister, Louise "Weezy" Ellington, who were the second and third of five children born to the late Duke Ellington and Florence Buckner; and

WHEREAS, Lois Ellington was raised in the Uptown neighborhood alongside her twin sister and their siblings, Alonzo Buckner, Anthony Buckner and Annette Winfrey; and

WHEREAS, Lois Ellington attended Prologue High School and went on to earn her certified nursing assistant certificate and a mastery certificate of culinary arts; and

WHEREAS, Lois Ellington was the loving wife of Henry Granderson, beloved mother of Darnell Newton, Fatima Newton, Shawnise Newton, Marion Ellington and Marcus Granderson, and was the proud grandmother of Amauri, Akira, Jaivonna, John, Zayden and Elijah; and

WHEREAS, Lois Ellington was a community activist, who advocated and organized around her neighborhood, always ready to lend a hand to those in need; and

WHEREAS, Lois Ellington is fondly remembered as someone who led with kindness, compassion and a nonjudgmental spirit and nurtured a deep connection to God and her faith, which she leaned on during many of life's ups and downs; and

WHEREAS, Lois Ellington assisted her community through her work with a number of non-profit organizations including Safe Passage, Inspiration Cafe, Salvation Army, Breakers on Edgewater Beach, and many more; and

WHEREAS, Lois Ellington worked at polling stations and during elections throughout the tenure of many 46th Ward alderpeople, including Helen Schiller and Angela Clay, taking joy in civic service and the election process; and

WHEREAS, Lois Ellington's legacy of service, faith, and community-building will continue to inspire future generations; and

Now, Therefore, *Be It Resolved*, by the City of Chicago that we honor the life and legacy of Lois Juanita Ellington, recognizing her many years of dedication and her love for her community; and

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

SECTION 1. Pursuant to an ordinance heretofore passed by the City Council which allows erection of honorary street-name signs, the Commissioner of Transportation shall take the necessary action for standardization of 1000 West Sunnyside Avenue to 1022 West Sunnyside Avenue as "Lois Juanita Ellington Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

5900 Block Of N. Leonard Ave., From N. Miltimore Ave. To N. Markham Ave., To Be Known As "Honorary Terry Kath Way".

[O2026-0026055]

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

SECTION 1. Pursuant to an ordinance heretofore passed by the City Council which allows the erection of honorary street-name signs, the Commissioner of Transportation shall take the necessary action for standardization of the 5900 block of North Leonard Avenue from North Miltimore Avenue to North Markham Avenue, as "Honorary Terry Kath Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

E. Pearson St., Between N. Dewitt Pl. And N. Lake Shore Dr., To Be Known As "Honorary Lucien Lagrange Way".

[O2026-0025742]

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 standardization of East Pearson Street, between North Dewitt Place and North Lake Shore Drive, as "Honorary Lucien Lagrange Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

W. Montana St., From N. Racine Ave. To N. Seminary Ave., To Be Known As "Honorary Allan Mellis Way".

[O2026-0026093]

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

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which permits the erection of honorary street-name designations, the Commissioner of Transportation shall take all necessary action for standardization of West Montana Street, from North Racine Avenue to North Seminary Avenue, as "Honorary Allan Mellis Way".

SECTION 2. This ordinance shall take effect upon passage and publication.

11800 To 11900 Block Of S. Morgan St. (North Side Of Street) To Be Known As "Honorary Jermaine A. Pelt Way".

[O2026-0026331]

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

SECTION 1. Pursuant to an ordinance heretofore passed by the City Council which allows the erection of honorary street-name signs the Commissioner of Transportation shall take the necessary action for standardization of the 11800 to 11900 block of South Morgan Street (north side of street) as "Honorary Jermaine A. Pelt Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

13600 S. Torrence Ave. To Be Known As "Honorary Steven Roman Way".

[O2026-0026082]

WHEREAS, UAW Local 551 seeks to honor Steven Roman with an honorary street sign at 13600 South Torrence Avenue. Steven was a dedicated leader, mentor, and advocate for the working men and women of our city. His unwavering commitment to his profession, his faith, and the community he served makes him a worthy namesake for this distinction; and

WHEREAS, Steven Roman was a proud graduate of George Washington High School. He remained connected to his alma mater by returning to conduct union workshops and educate students about the importance of organized labor and workers' rights. His dedication to education and empowerment extended beyond the classroom, as he established financial education programs through the union, providing community members with essential resources and knowledge to build financial stability; and

WHEREAS, Steven Roman began his career at the Ford Motor Company Assembly Plant in 1999 at the age of 18, working diligently on the assembly line. Through his hard work, integrity, and the respect he earned among his colleagues, he was elected Trustee of UAW Local 551 in 2008. His leadership and passion for service continued to shine, and in 2013 he was elected financial secretary of UAW Local 551, a position he held with distinction until his passing in 2024; and

WHEREAS, Even after being diagnosed with stage IV cancer in 2021, Steven never wavered in his commitment to his work and the members he served. Whether at the plant, at home, or receiving medical treatment, he remained devoted to the union and his

colleagues, often continuing to work while receiving infusions at Rush University Medical Center to ensure their needs were met; and

WHEREAS, Beyond his professional accomplishments, Steven was deeply invested in his community. A devoted man of faith, he was actively involved in City Church Chicago, where he served on the board and as a youth pastor. He had a heart for the next generation, leading the Youth Workers Committee at UAW Local 551 and establishing a student scholarship program to help the children of Ford workers pursue higher education. His dedication to uplifting Chicago's youth and creating opportunities for future generations was a testament to his character and vision; and

WHEREAS, Steven Roman was a proud son of the South Side, a steadfast leader, and a man of faith and integrity. Above all, he was a devoted family man -- a loving husband, father, and brother who cherished his family deeply. Renaming the street adjacent to his workplace, UAW Local 551, in his honor would not only commemorate his remarkable legacy but also serve as a lasting tribute to his contributions to the City of Chicago; now, therefore,

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

SECTION 1. Pursuant to Section 2-8-040 of the Municipal Code of Chicago, which allows erection of honorary street-name designations, the Commissioner of the Chicago Department of Transportation shall take the necessary action for standardization of 13600 South Torrence Avenue as "Honorary Steven Roman Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

N. Sheridan Rd., Between N. Rogers Ave. And W. Birchwood Ave., To Be Known As "Honorary Lyndsay Sullivan Way".

[O2026-0026087]

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

SECTION 1. Pursuant to Section 2-80-040 of the Municipal Code of Chicago, which allows for erection of honorary street designations, the Commissioner of the Chicago Department of Transportation shall take the necessary action for the standardization of North Sheridan Road, between North Rogers Avenue and West Birchwood Avenue, as "Honorary Lyndsay Sullivan Way".

SECTION 2. This ordinance shall take effect upon its passage and publication.

Name Of S. Central Park Ave. At W. 71st St. To Be Known As "Mamie And E.L. Till Road".

[O2026-0026002]

WHEREAS, August 28, 1955 Emmett Louis Till, on the heels of the *Brown vs. Board of Education* Supreme Court Decision, a 14-year-old Chicago boy was kidnapped and lynched while visiting in Mississippi for allegedly whistling at a white woman; and

WHEREAS, Mamie Till Mobley, the mother of her only child, E.L. Till, decided to have an open casket funeral at Roberts Temple C.O.G.I.C. which attracted 600,000 and ignited the American Civil Rights Renaissance of the 1960s, called "The Movement"; and

WHEREAS, Emmett's mother was a Chicago Public School teacher, coined the phrase "The Movement", covering 1954 to 1965, from the survivor's standpoint; and

WHEREAS, EvAngel Mamadee YHWHnewBN, founding president of Global Committee Commemorating King Days and Emmett Till Road Scholars Foundation, a children's history maker, poet, journalist and ordained minister created the idea, wrote the ordinance and lobbied 3½ years to get previously honorary named Emmett Till Road, West 71st Street, from 3200 west on South Kedzie Avenue to South DuSable Lake Shore Drive; and

WHEREAS, Known as Mamadee, a certified montessori educator, presented a proposal to the Chicago Board of Education, that initiated the idea, to change the name of McCosh Elementary to Emmett Till Math and Science Academy; and

WHEREAS, August 28, 2025 is the 40th anniversary of DREAM DAY, one of the 3 visually affirmed days of respect that preserves the 3 Key Principles of The Movement, will mark the 70th anniversary of E.L. Till's atrocity and the 80th Earthday/Birthday of Mamadee, wearing black 8, white colors visually affirms spiritual & moral principles; and

WHEREAS, Honorary naming West 71st Street from 3200 west on South Kedzie Avenue to 4000 west on South Pulaski Road, Mamie and E.L. Till Road will provide a suitable, permanent and lasting memorial; and

WHEREAS, Naming a street after a mother and child is unprecedented, by honoring them together we honor motherhood and children of future generations and people around the World, who have sacrificed for righteousness, justice, peace, peoplehood and cultural co-existence, in the Spirit of (WeAreOne) WAO/way-o Chicago, WAO America and WAO World; now, therefore,

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

SECTION 1. The name of South Central Park Avenue at West 71st Street, be given the honorary name of "Mamie and E.L. Till Road".

SECTION 2. The Commissioner of Streets and Sanitation is authorized and directed to place the proper signs bearing the name set forth in Section 1, along said street.

SECTION 3. This ordinance shall take effect upon its passage.

Name Of W. 71st St. From S. Homan Ave. To S. Central Park Ave. To Be Known As "Mamie And E.L. Till Road".

[O2026-0025996]

WHEREAS, August 28, 1955 Emmett Louis Till, on the heels of the Brown vs. Board of Education Supreme Court Decision, a 14-year-old Chicago boy was kidnapped and lynched while visiting in Mississippi for allegedly whistling at a white woman; and

WHEREAS, Mamie Till Mobley, the mother of her only child, E.L. Till, decided to have an open casket funeral at Roberts Temple C.O.G.I.C. which attracted 600,000 and ignited the American Civil Rights Renaissance of the 1960s, called "The Movement"; and

WHEREAS, Emmett's mother was a Chicago Public School teacher, coined the phrase "The Movement", covering 1954 to 1965, from the survivor's standpoint; and

WHEREAS, EvAngel Mamadee YHWHnewBN, founding president of Global Committee Commemorating King Days and Emmett Till Road Scholars Foundation, a children's history maker, poet, journalist and ordained minister created the idea, wrote the ordinance and lobbied 3½ years to get previously honorary named Emmett Till Road, West 71st Street, from 3200 west on South Kedzie Avenue to South DuSable Lake Shore Drive; and

WHEREAS, Known as Mamadee, a certified montessori educator, presented a proposal to the Chicago Board of Education, that initiated the idea, to change the name of McCosh Elementary to Emmett Till Math and Science Academy; and

WHEREAS, August 28, 2025 is the 40th anniversary of DREAM DAY, one of the 3 visually affirmed days of respect that preserves the 3 Key Principles of The Movement, will mark the 70th anniversary of E.L. Till's atrocity and the 80th Earthday/Birthday of Mamadee, wearing black 8, white colors visually affirms spiritual & moral principles; and

WHEREAS, Honorary naming on West 71st Street from Homan Avenue to Central Park Avenue, Mamie and E.L. Till Road will provide a suitable, permanent and lasting memorial; and

WHEREAS, Naming a street after a mother and child is unprecedented, by honoring them together we honor motherhood and children of future generations and people around the World, who have sacrificed for righteousness, justice, peace, peoplehood and cultural co-existence, in the Spirit of (WeAreOne) WAO/way-o Chicago, WAO America and WAO World; now, therefore,

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

SECTION 1. The name of West 71st Street from Homan Avenue to Central Park Avenue, be given the honorary name of "Mamie and E.L. Till Road".

SECTION 2. The Commissioner of Streets and Sanitation is authorized and directed to place the proper signs bearing the name set forth in Section 1, along said street.

SECTION 3. This ordinance shall take effect upon its passage.

CALL FOR HEARING(S) ON AMENDING CHICAGO RESTORATION AND
LANDSCAPING PRACTICES IN CREATION OF SUSTAINABLE PARKWAYS.

[SR2025-0016566]

The Committee on Transportation and Public Way submitted the following report:

CHICAGO, July 15, 2026.

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 *Adopt* a substitute resolution calling for hearing(s) on amending Chicago restoration and landscaping practices in creation of sustainable parkways (SR2025-0016566). This resolution was referred to the committee on April 16, 2025.

This recommendation was concurred in unanimously by a viva voice 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 resolution transmitted with the foregoing committee report was *Adopted* by yeas and nays as follows:

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

Nays -- None.

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

The following is said resolution as adopted:

WHEREAS, The planet is facing a climate and biodiversity crisis, manifested in Chicago by higher annual temperatures, increases in the severity and duration of rain events, and the collapse in the populations of the Monarch butterfly and many other native insects; and

WHEREAS, Chicago's 2022 Climate Action Plan Strategy 3: Community Resilience calls for "increasing the planting and maintenance of native trees and plants"; and

WHEREAS, Parkways in the City of Chicago make up at minimum 313,420,800 ft², or 7,195 acres, which is approximately the same amount of green space managed by the Chicago Park District; and

WHEREAS, Though not explicitly required by the Municipal Code, it is customary for the City or its subcontractors to lay and/or restore the vast majority these parkways with turfgrasses with none to negative ecological and infrastructural benefits; and

WHEREAS, The Municipal Code of Chicago 10-32-050 does convey the responsibility to homeowners to water, weed and mow the contiguous parkway lawn; and

WHEREAS, The average number of 311 flooding- and blocked-sewer- related complaints, namely, 'Water in Basement', 'Water in Street' and 'Sewer Cleaning Inspection Request', filed by Chicago taxpayers from 2019 to 2024 is 27,171 per the Chicago Data Portal, and such numbers across these service request types are not noticeably decreasing year-after-year since 2019 but have remained steady; and

WHEREAS, Turfgrasses have shallow roots that lend to excessive soil erosion during high wind and rainfall events, routine gas mowing negatively impacts air quality, and the routine application of fertilizers, herbicides and pesticides negatively impact air, water and soil quality and human and animal health, while watering, weeding and mowing are time and financial costs to property owners; and

WHEREAS, A growing number of Chicago homeowners and tenants feel that parkways should provide some ecological benefit which turfgrass does not provide; and

WHEREAS, On September 14, 2021, this body passed an ordinance creating a Native and Pollinator Garden Advisory Board Registry reflecting homeowners' and tenants' desire to protect native habitats and increase nature-based solutions to climate change; and

WHEREAS, On October 16, 2023, this body passed a resolution to call for hearing(s) on the City's plans to mitigate and respond to future extreme flooding events, and during that hearing before the Joint Committees on Environmental Protection and Energy and Public Safety, the concept of curbside wetlands on parkways was introduced to council members as a solution; and

WHEREAS, Parkway plants native to the Chicagoland region and other nonnative but stormwater-resilient plants do not require nearly as many inputs, require little maintenance once established, increase the diversity and resilience of pollinating insects and can also serve to moderate extreme temperatures, reduce soil erosion and manage stormwater runoff and flooding, reduce air and water pollution, improve mental well-being, improve aesthetics, and have even been shown to increase property values; and

WHEREAS, Rolled out at scale, such sustainable parkways may provide long-term cost benefits to the City, renters and homeowners over turfgrass, being easier and cheaper to maintain and progressively cheaper to install with economies of scale, and spending less time and money to deep clean private and public catch basins and field 311 requests; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the members of the Chicago City Council, recognize the aesthetic, cultural and ecological value that native and nonnative stormwater resilient plants bring to our communities and generally support efforts to install such gardens in public and private green spaces, including the parkway; and

Be It Further Resolved, That we, the members of the City Council, call for a subject matter hearing inviting experts, advocacy groups, and community members to provide insights and recommendations for investigative measures potentially including but not limited to undertaking pilot studies on suitable parkways, determining a suitable species mix, method of application, considerations for care, maintenance, impact, and financial/legal liability, and any necessary changes to the Municipal Code, funding mechanisms, and other policy areas to allow native and/or stormwater-resilient seed mixes to be the default option for city parkways; and

Be It Further Resolved, That we, the members of the City Council will consider a follow-up from the subject matter hearing to further investigate including but not limited to the establishment of a task force or working group dedicated to conducting research and providing recommendations for policy development and implementation of support initiatives aimed at amending restoration and landscaping practices and/or directing relevant city agencies such as the Department of Transportation, Department of Water Management, Department of Streets and Sanitation and Department of Environment to conduct a cost-benefit study to incorporate such practices into the city's long-term planning and development processes, including land use, green infrastructure development, and emergency preparedness.

**COMMITTEE ON ZONING, LANDMARKS
AND BUILDING STANDARDS.**

DESIGNATION OF AREAS ON MAP NOS. 5-F, 7-F, 7-G AND 9-G AS PEDESTRIAN RETAIL STREETS AND AMENDMENT OF SECTION 17-3-0503-D OF MUNICIPAL CODE ESTABLISHING PEDESTRIAN STREETS AND RETAIL STREETS ON PORTION OF N. CLARK ST.

[O2026-0025463]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed ordinance transmitted herewith.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, is hereby amended by designating a Pedestrian Retail Street with the appropriate symbols and indications for the segments of North Clark Street right-of-way found on Map Numbers 5-F, 7-F, 7-G and 9-G in the area bounded by:

the centerline of West Belden Avenue on the south and the centerline of West Grace Street on the north along North Clark Street,

SECTION 2. Section 17-3-0500 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

17-3-0500 Pedestrian Streets.

(Omitted text is unaffected by this ordinance.)

17-3-0503-D [Pedestrian Streets And Pedestrian Retail Streets.]

2. The following street segments are classified as pedestrian retail streets:

Street	Segment		Coordinates	
	From	To	From	To
(Omitted text is unaffected by this ordinance.)				
Bryn Mawr	Kenmore	Broadway	1038W	1200W
Clark	Belden	Diversey Grace	2300N	2800N 3800N
Clark	Newport	Addison	3432N	3600N
Clark	Diversey	Wellington	2800N	3000N
Diversey	Pine Grove	Burling	500W	750W
(Omitted text is unaffected by this ordinance.)				

SECTION 2. This ordinance shall be in full force and effect upon due passage and publication.

DESIGNATION OF AREAS ON MAP NOS. 7-F, 7-G, 9-F AND 9-G AS PEDESTRIAN RETAIL STREETS AND AMENDMENT OF SECTION 17-3-0503-D OF MUNICIPAL CODE ESTABLISHING PEDESTRIAN STREETS AND RETAIL STREETS ON PORTION OF W. BELMONT AVE.

[O2026-0025464]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed ordinance transmitted herewith.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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. Title 17 of the Municipal Code of the City of Chicago, the Chicago Zoning Ordinance, is hereby amended by designating as a Pedestrian Retail Street with the appropriate symbols and indications that segment of the West Belmont Avenue Right-of-Way on Map Numbers 7- F, 9-F, 7-G, and 9-G in the area bounded by:

the centerline of North Cambridge Avenue on the east and the centerline of North Southport Avenue on the west,

SECTION 2. Section 17-3-0500 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by inserting the underscored language, as follows:

17-3-0500 Pedestrian Streets.

(Omitted text is unaffected by this ordinance.)

17-3-0503-D [Pedestrian Streets And Pedestrian Retail Streets.]

2. The following street segments are classified as pedestrian retail streets:

Street	Segment		Coordinates	
	From	To	From	To
(Omitted text is unaffected by this ordinance.)				
Armitage	Halsted	Racine	800W	1200W
Belmont	Halsted Cambridge	Southport	800W 531W	1400W
Broadway	Diversey	Cornelia	2800N	3500N
(Omitted text is unaffected by this ordinance.)				

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

AMENDMENT OF SECTION 17-6-0403 OF MUNICIPAL CODE REGARDING
PERMITTING AND SIZE RESTRICTIONS FOR SPORTS, RECREATION AND
PARTICIPATION IN PLANNED MANUFACTURING DISTRICTS.

[O2026-0026278]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed ordinance transmitted herewith.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 17-6-0400 of the Municipal Code of Chicago is hereby amended by inserting the language underscored and by deleting the language struck through, as follows:

(Omitted text is unaffected by this ordinance.)

17-6-0403-F Use Table And Standards.

(Omitted text is unaffected by this ordinance.)

USE GROUP																		Use Standard		
Use Category		No. 2	No. 3	No. 4		No. 5	No. 6	No. 7		No. 8		No. 9	No. 10	No. 11		No. 12	No. 13	No. 14	No. 15	
Specific Use Type				A	B			A	B	A	B			A	B					
P = permitted by right S = special use approval required PD = planned development approval required - = not allowed																				
(Omitted text is unaffected by this ordinance.)																				
COMMERCIAL																				
(Omitted text is unaffected by this ordinance.)																				
CC. Sports and Recreation, Participant		S	S	S	S <u>P</u>	S	-	S	P	S	S	-	P	-	P	-	-	S	-	<u>17-6-0403-G.18</u>
(Omitted text is unaffected by this ordinance.)																				

17-6-0403-G Supplemental Use Standards.

(Omitted text is unaffected by this ordinance.)

18. Sports And Recreation, Participant. Sports and Recreation, Participant uses shall not be larger than 9,000 square feet, provided:

a. this floor area limit does not apply in PMD 2, PMD 3, PMD 4A, PMD 5, PMD 7A, PMD 7B, PMD 8A, PMD 8B, PMD 10, PMD 11B, and PMD 14;

b. this floor area limit does not apply in PMD 4B if reviewed and approved in accordance with the special use procedures of Sec. 17-13-0900.

SECTION 2. This ordinance shall take full force and effect upon its passage and approval.

AMENDMENT OF SECTION 17-6-0403-F OF MUNICIPAL CODE TO
PERMIT BY RIGHT RESIDENTIAL STORAGE WAREHOUSES IN PLANNED
MANUFACTURING DISTRICT 4B.

(As Amended)

[SO2026-0026276]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 17-6-0403-F of the Municipal Code of Chicago is hereby amended by inserting the language underscored, as follows:

17-6-0403-F Use Table And Standards.

(Omitted text is unaffected by this ordinance.)

USE GROUP																Use Standard			
Use Category	No. 2	No. 3	No. 4		No. 5	No. 6	No. 7		No. 8		No. 9	No. 10	No. 11		No. 12	No. 13	No. 14	No. 15	
Specific Use Type			A	B			A	B	A	B			A	B					
P = permitted by right S = special use approval required PD = planned development approval required - = not allowed																			
(Omitted text is unaffected by this ordinance.)																			
COMMERCIAL																			
(Omitted text is unaffected by this ordinance.)																			
AA. Residential Storage Warehouse	-	-	-	<u>S</u>	-	P	P	P	P	P	P	-	S	P	P	P	P	P	
(Omitted text is unaffected by this ordinance.)																			

SECTION 2. This ordinance shall take full force and effect upon its passage and approval.

AMENDMENT OF SECTION 17-9-0109A OF MUNICIPAL CODE REQUIRING SPECIAL USE APPROVAL FOR ALL NEW GAS STATIONS OR ADDITIONS THAT WOULD ADD 7 OR MORE EV SUPPLY CHARGERS.

[O2026-0025429]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed ordinance transmitted herewith.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 17-9-0100 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by deleting the struck through language and by inserting the underscored language, as follows:

(Omitted text is unaffected by this ordinance.)

17-9-0109 Gas Stations.

17-9-0109-A Special use approval is required for all new gas stations and for additions to existing gas stations that would result in adding 2 or more new gas pumps, 7 or more electric vehicle supply equipment chargers, 5 or more parking spaces (or equivalent paved area) or floor area in excess of 25% of the existing floor area or 1,500 square feet, whichever is less. Special use approval is not required for new gas pumps or excavation work required to ensure compliance with state or federal regulations.

(Omitted text is unaffected by this ordinance.)

SECTION 2. This ordinance shall take effect upon its passage and publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF PARTICULAR AREAS.

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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-F.

(As Amended)

(Application No. A-9103)

(Common Address: 212 -- 232 W. Erie St., 659 -- 679 N. Franklin St.

And 217 -- 233 W. Huron St.)

[SO2026-0025376]

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 Planned Development Number 326, Planned Development District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Huron Street; a line 187 feet east of and parallel to North Franklin Street; the alley next north of and parallel to West Erie Street; the alley next east of and parallel to North Franklin Street, West Erie Street, and North Franklin Street,

to those of Planned Development Number 326, as amended.

SECTION 2. This ordinance shall be effective after its passage and publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 326, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 326 consists of property commonly known as 217 -- 235 West Huron Street, 212 -- 232 West Erie Street and 659 -- 679 North Franklin Street, Chicago Illinois (the "Property"). The Property consists of two subareas: Subarea A, which is approximately eighteen thousand seven hundred sixty-four (18,764) square feet; and Subarea B, which is approximately twenty-one thousand two hundred forty-nine (21,249) square feet. The Property has a total net site area of forty thousand thirteen (40,013) square feet (nine hundred twenty-one thousandths (.921) acres). Subarea A is a condominium building, governed by the Huron Street Lofts Condominium Association. Subarea B has two parcels: Parcel 1 is owned by WLI FT Holdings, LLC and WH FT Holdings LLC, as tenants in common; Parcel 2 is owned by Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated November 2, 2017 and known as Trust Number 8002376328.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. Ingress and egress shall be subject to the review and approval of the Department of Transportation/Bureau of Traffic, and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
4. This plan of development consists of sixteen (16) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line And Right-Of-Way Adjustment Map, approved on February 8, 2006, at the *Journal of Proceedings*, page 70360; a Site Plan/First Floor Plan, approved on February 8, 2006, at the *Journal of Proceedings*, page 70361; a Landscape Plan, approved on February 8, 2006, at the *Journal of Proceedings*, page 70362; Building Elevations (North, South, East, and West), approved on February 8, 2006, at the *Journal of Proceedings*, page 70363 -- 70366; and the minor change for a bulk and density waiver for Subarea B, approved on May 27, 2021.

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. Within the area herein delineated as Residential Business Planned Development Number 326, as amended, the following uses shall be permitted: residential, business, commercial, retail, accessory parking, related uses and services and all uses permitted in the DX-7 Downtown Mixed-Use District.
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

Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 40,013 square feet and a base FAR of 7.0.

As approved on February 8, 2006, pursuant to the affordable housing provision of the City of Chicago Zoning Ordinance in effect at the time, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") the applicant received an increase in the floor area ratio of 1.75 for the Property, for a total FAR of 8.75. In accordance with those provisions, the applicant agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Two Million Two Hundred Fifty Thousand Four Hundred Fifteen and no/ 100 Dollars (\$2,250,415.00). The applicant must comply with all of the applicable sections of the affordable housing provision of the Zoning Ordinance in effect at the time, which sections are hereby incorporated into this planned development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this planned development.

The project has received an additional bonus FAR of 0.5 for Subarea B, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 9.02. In exchange for this bonus FAR, the current owner of Flair Tower is required to make a corresponding payment of \$156,943.12 for the existing built square footage of 4,562.30 square feet, pursuant to Section 17-4-1003-B&C, at the time of passage of this Planned Development. The bonus payment of the remaining bonus would be paid on a pro rata basis when the first building permit of each subsequent new building permit or phase of construction is issued.

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Pursuant to Section 2-44-085(D) of the Municipal Code, there are no additional affordable housing requirements as part of this Amendment to Planned Development Number 326.
10. Upon review and determination, "Part II Review," pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy in effect at the time of the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. 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 a DX-7 Downtown Mixed-Use District.

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 326, As Amended**Bulk Regulations And Data Table.*

Gross Site Area:	43,590 total square feet
Subarea A (Huron Lofts):	20,654 square feet
Subarea B (Flair Tower and Flair House):	22,936 square feet
Net Site Area:	40,013 total square feet
Subarea A:	18,764 square feet
Subarea B:	21,249 square feet
Maximum Floor Area Ratio:	9.02
Subarea A:	5.99
Subarea B:	11.68
Maximum Dwelling Units:	318 units
Subarea A:	100 units
Subarea B:	218 units
Minimum Number of Off-Street Parking Spaces:	185 total spaces
Subarea A:	0 spaces
Subarea B:	185 spaces
Minimum Number of Off-Street Loading Spaces:	1 total space
Subarea A:	0 spaces
Subarea B:	1 space

Maximum Building Height:

Subarea A: 76'-4"

Subarea B: 271'-3"

Minimum Required Setback: 0 setbacks (Per Site Plan)

Reclassification Of Area Shown On Map No. 1-H.

(Application No. 23115T1)

(Common Address: 2119 -- 2129 W. Grand Ave.)

[O2026-0026213]

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 B3-5 Community Shopping District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Grand Avenue; a line 175 feet west of and parallel to North Hoyne Avenue; West Ferdinand Street; and a line 300 feet west of and parallel to North Hoyne Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan and Notes; Basement, First, Second, Third,
Fourth and Fifth Floor Plans; Roof Deck Floor Plan;
and North, South, East and West Building
Elevations attached to this ordinance
printed on pages 47524 through
47535 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

17-13-0303-C(1) Type 1 Narrative & Plans – 2119-29 West Grand Avenue, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 13,125 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing two (2) retail spaces at grade and forty-eight (48) dwelling units above. One of the retail units will contain approximately 2,640 sq. ft. of floor area and the second retail unit will contain approximately 2,775 sq. ft. of floor area. The proposed building will measure approximately 57 ft.-5 in. in height (67 ft.-8 in. measured to the roof access room). The subject property is a Transit Served Location and will be supported by thirty-four (34) off-street parking spaces. The subject lot is a through lot with two (2) street frontages (West Grand Avenue to the north and West Ferdinand Street to the south). Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE, 17-13-1003-P, Q, and R, and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to increase the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces), to not comply with the TSL design guidelines on the lot's West Ferdinand Street frontage, reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 57,942 square feet (4.415 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 273.43 square feet per D.U.
(48 residential units)

(C) The amount of off-street parking: 34 parking spaces total

*The subject property is a designated Transit Served Location based on its proximity to Western Avenue Metra Train station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces).

(D) Setbacks:

- a. Front Setback from West Grand Avenue: zero
Front Setback from West Ferdinand Street: 2 feet-2 inches
- b. Side Setbacks:
 - East Side: 2 feet-2 inches
 - West Side: 2 feet-2 inches

Final for Publication

- c. **Rear Setback:** Refer to a., above. The subject property is a through lot with frontages on both West Grand Avenue and West Ferdinand Street.

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback on the subject lot's West Ferdinand Street frontage for floors containing residential units from 30 feet to 2 ft.-2 in.

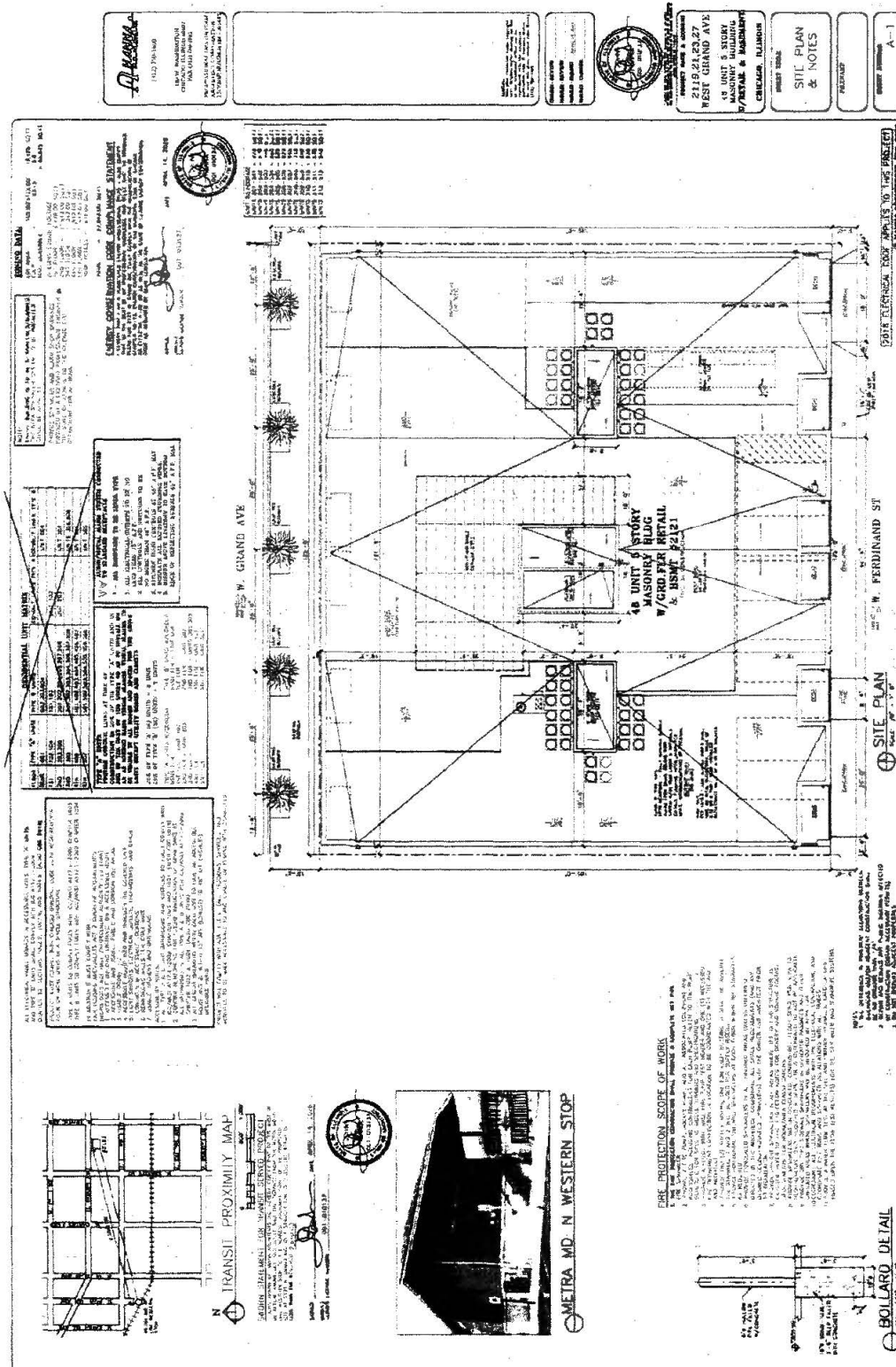
- (E) **Building Height:** 57 ft.-5 in. in height
(67 ft.-8 in. measured to the roof access room)

Final for Publication

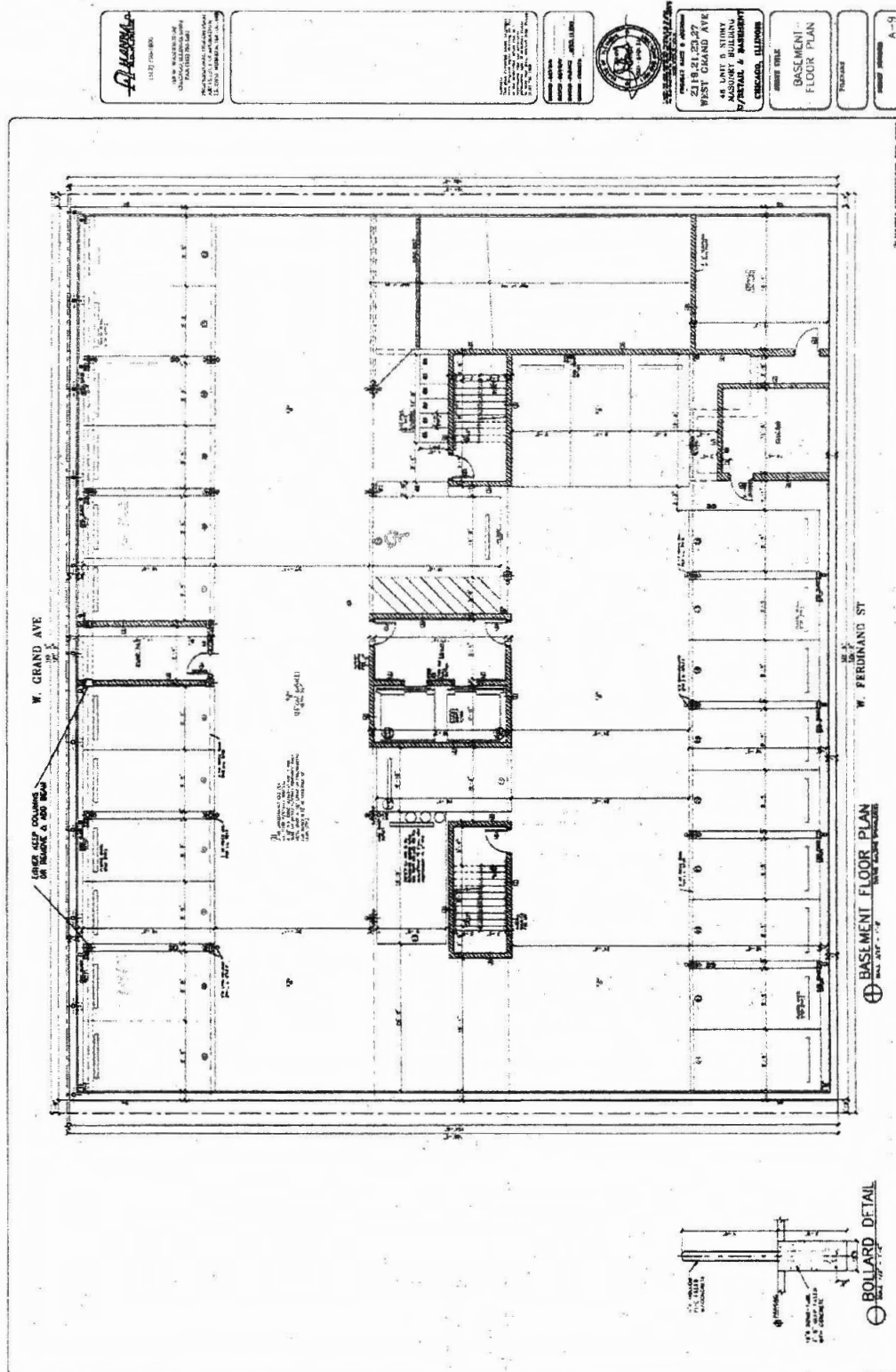
Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 2,119 linear feet of the Western Avenue Metra train station. The proposed mixed-use building containing two (2) retail/commercial spaces at grade and forty-eight (48) residential units above will be supported by thirty-four (34) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the residential off-street parking ratio from 50% (24 parking spaces) to 70.83% (34 parking spaces).
2. The Applicant is seeking relief from the requirements of Sec. 17-4-0504 for the location of the mixed-use building on the subject lot. The subject lot is a through lot with frontage on both West Grand Avenue and West Ferdinand Street. The proposed location of the main building door and entryway will be on the lot's West Grand Avenue frontage and will have a front setback of zero. The building's first floor was designed with windows facing the sidewalk located along West Grand Avenue. The proposed building will have a front setback of 2 ft.-2 in. from the lot's West Ferdinand Street frontage.
3. The Transit Friendly Development Guide defines "transit friendly development" as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Western Avenue Metra train station. The Applicant believes the development of a vacant lot will improve the subject area for residents and other commuters traveling in the subject area.
4. The proposed mixed-use building will contain approximately 5,900 sq. ft. of retail/commercial space at grade and forty-eight (48) residential units above. The proposed building will be supported by thirty-four (34) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase for the residential units pursuant to the TOD Ordinance.
5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated Metra train line (Western Avenue station), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

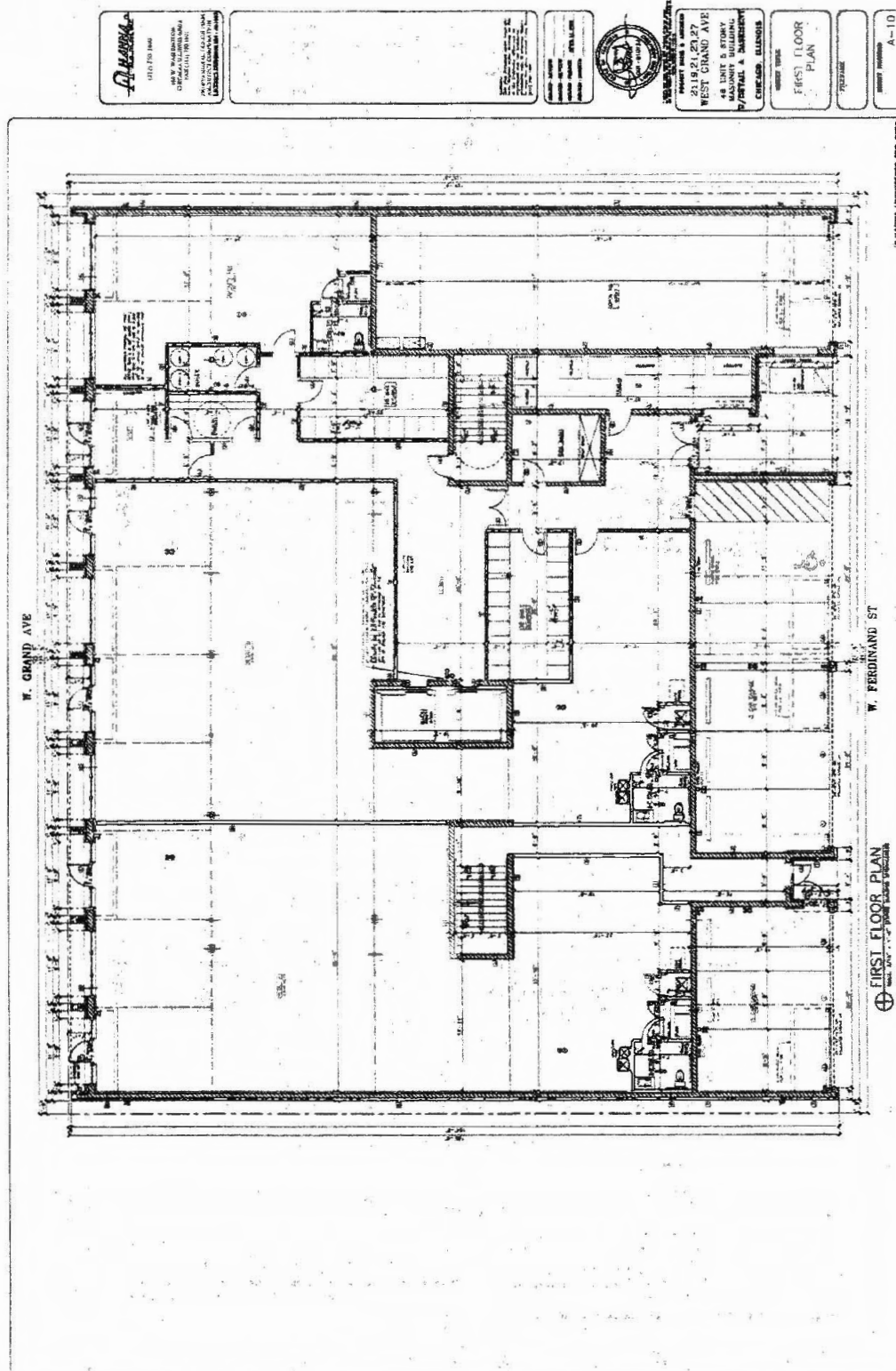
Final for Publication



Final for Publication

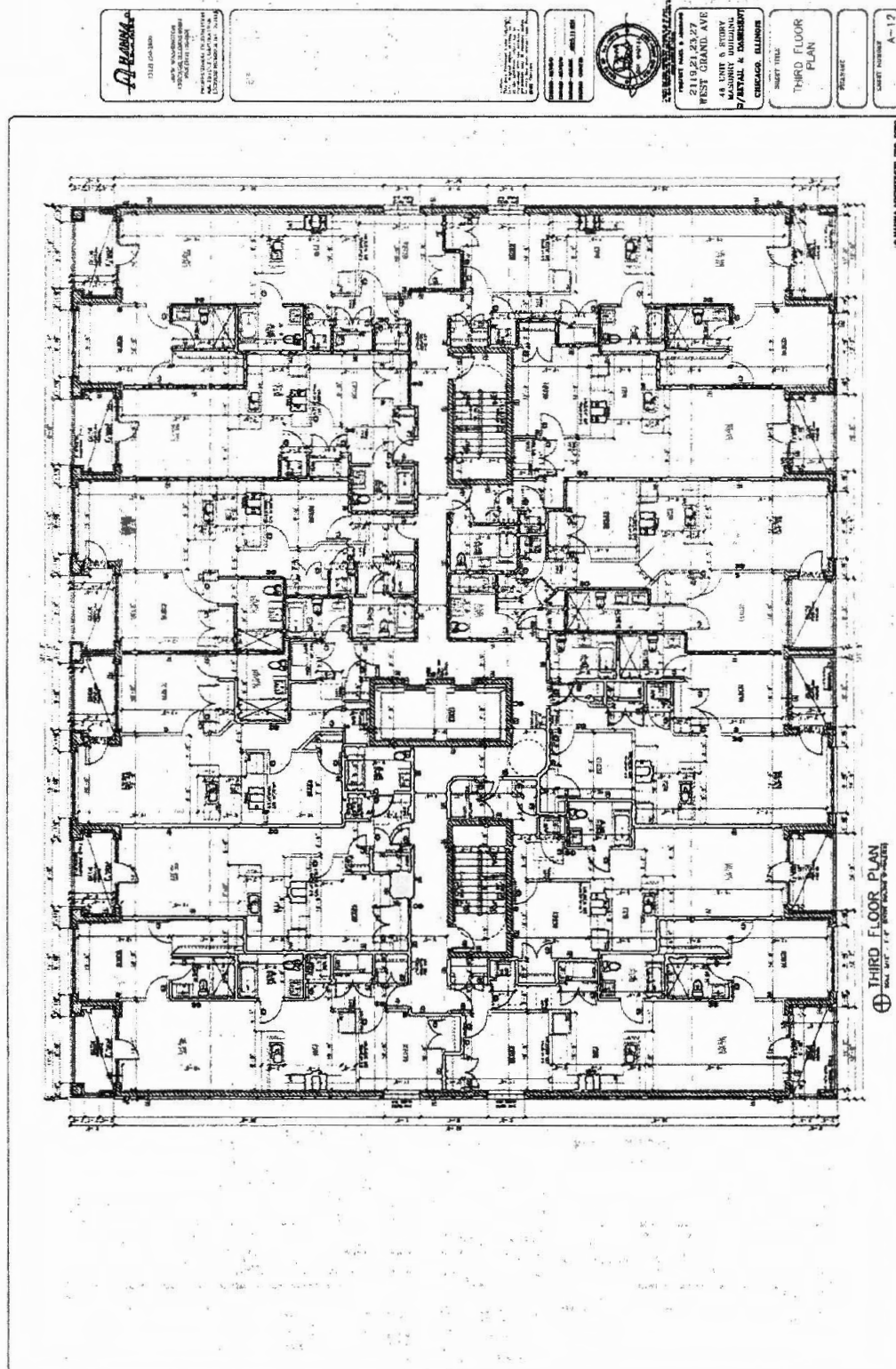


Final for Publication

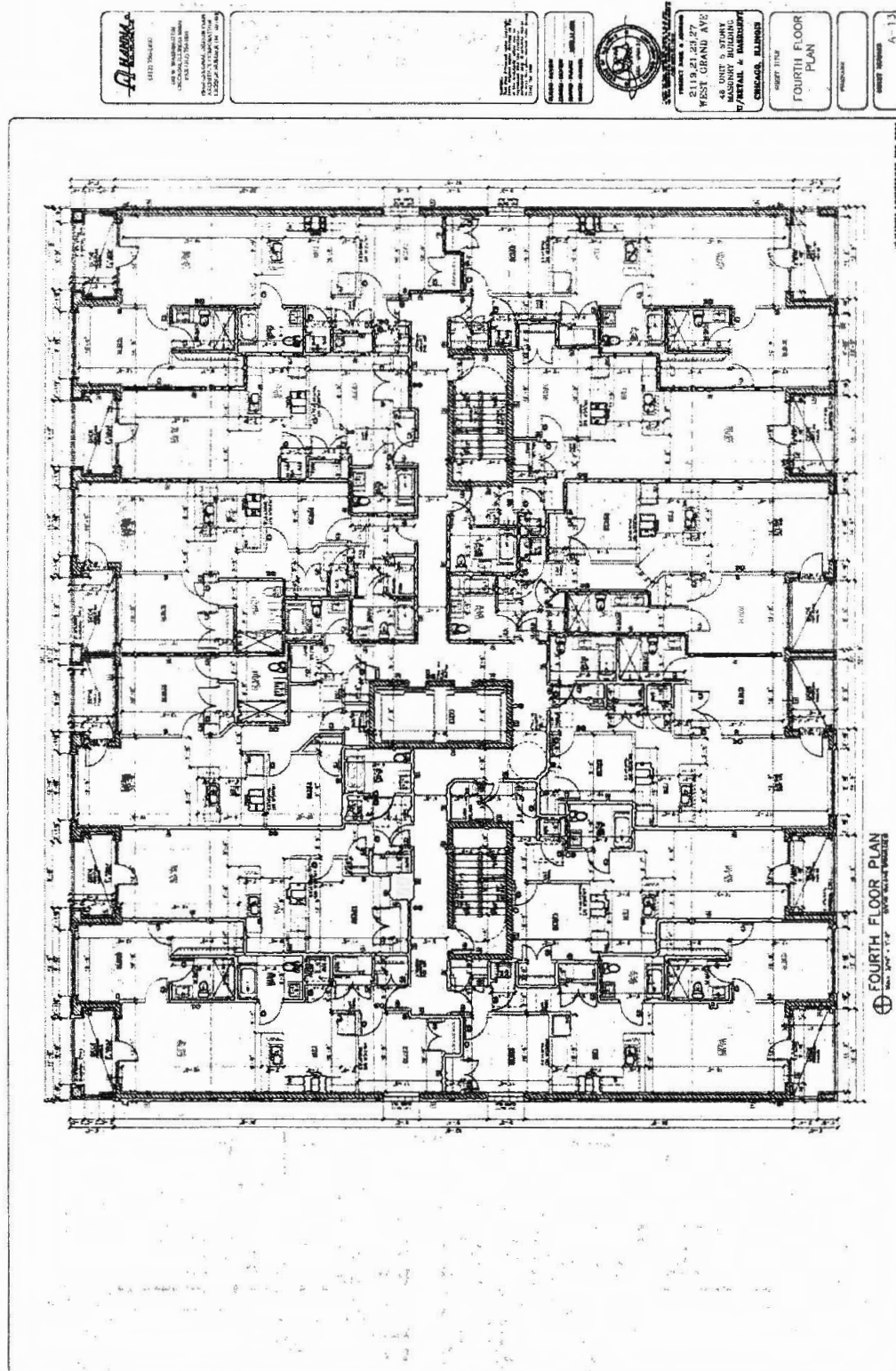


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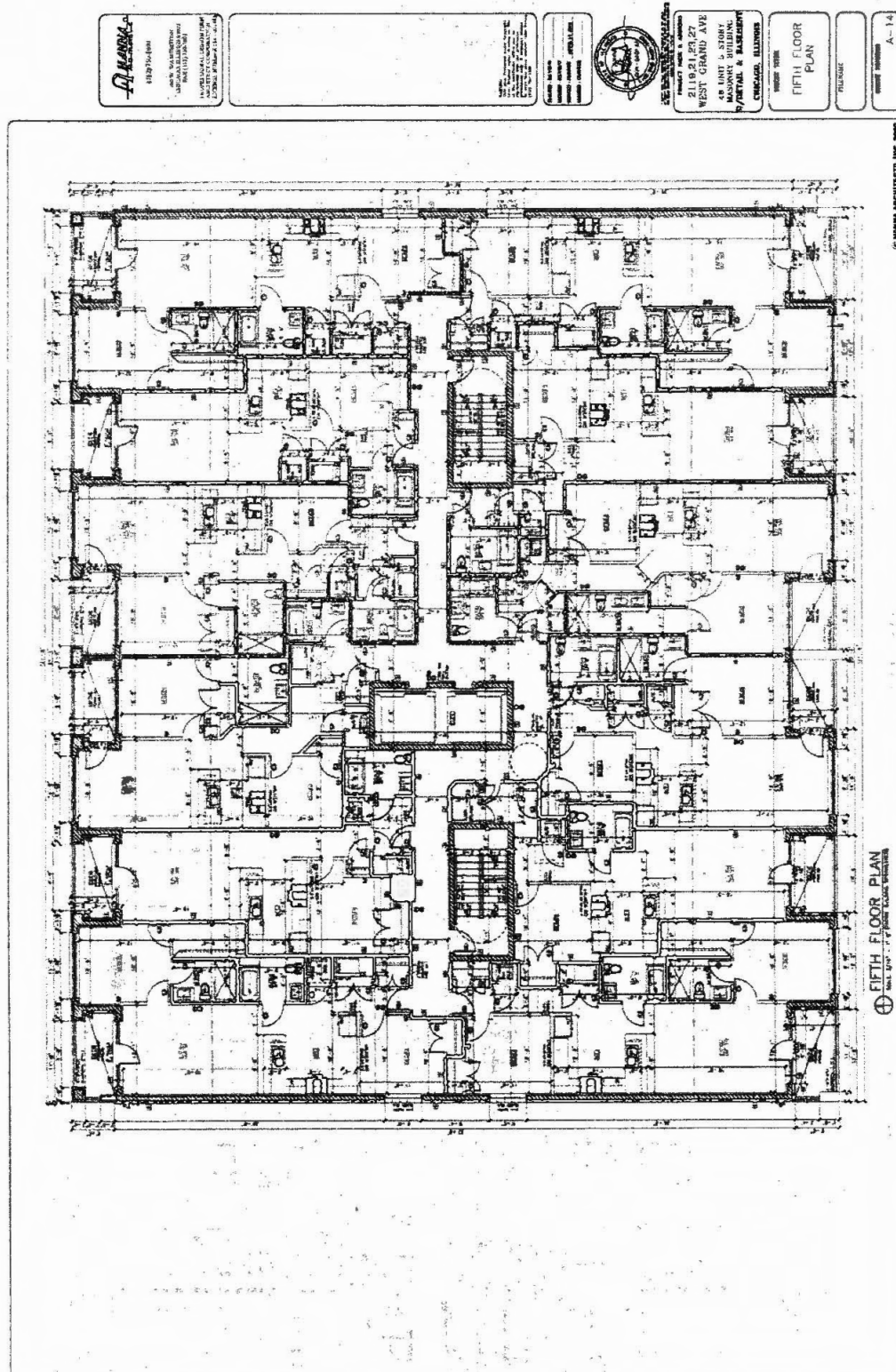
Final for Publication



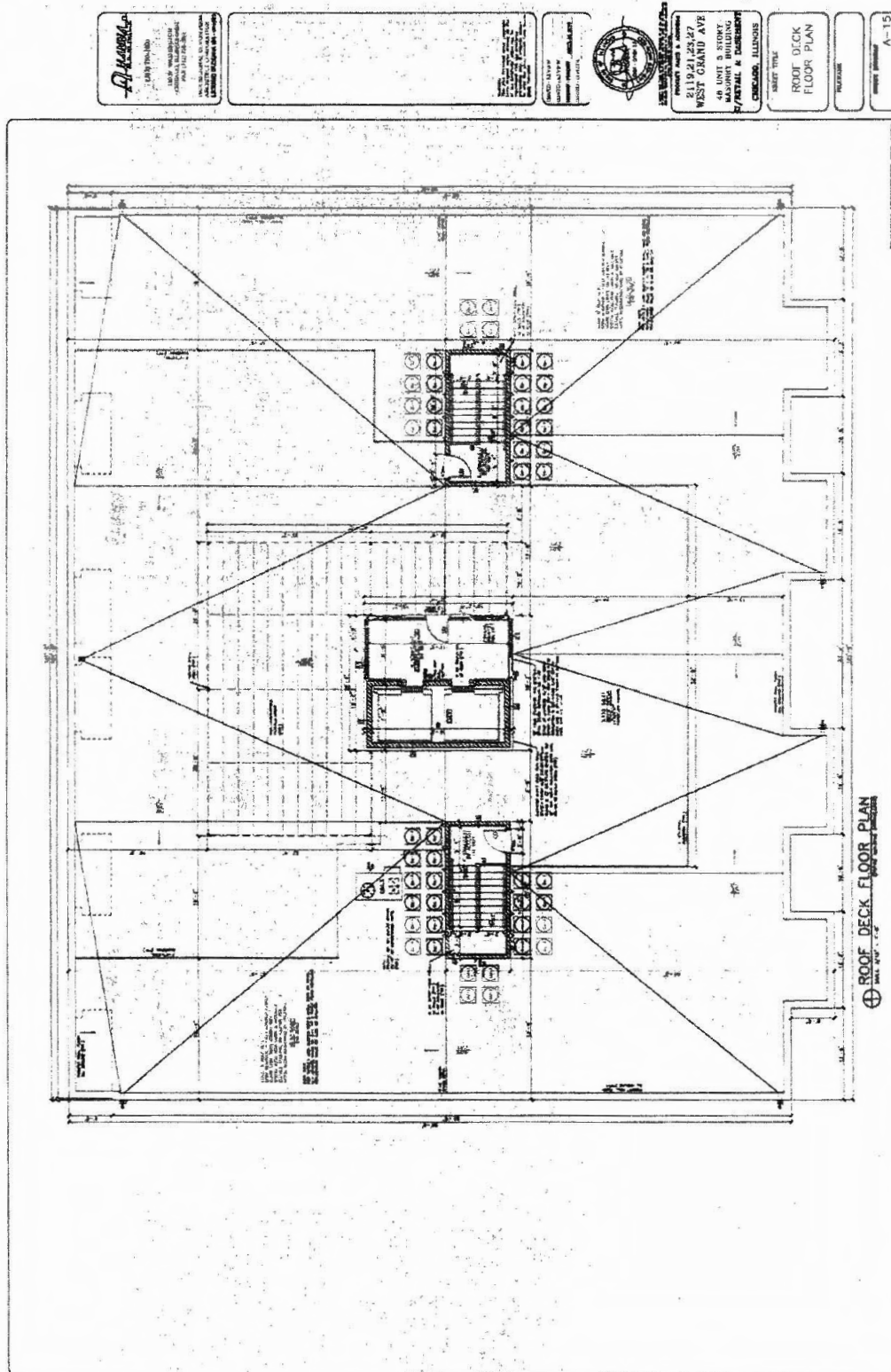
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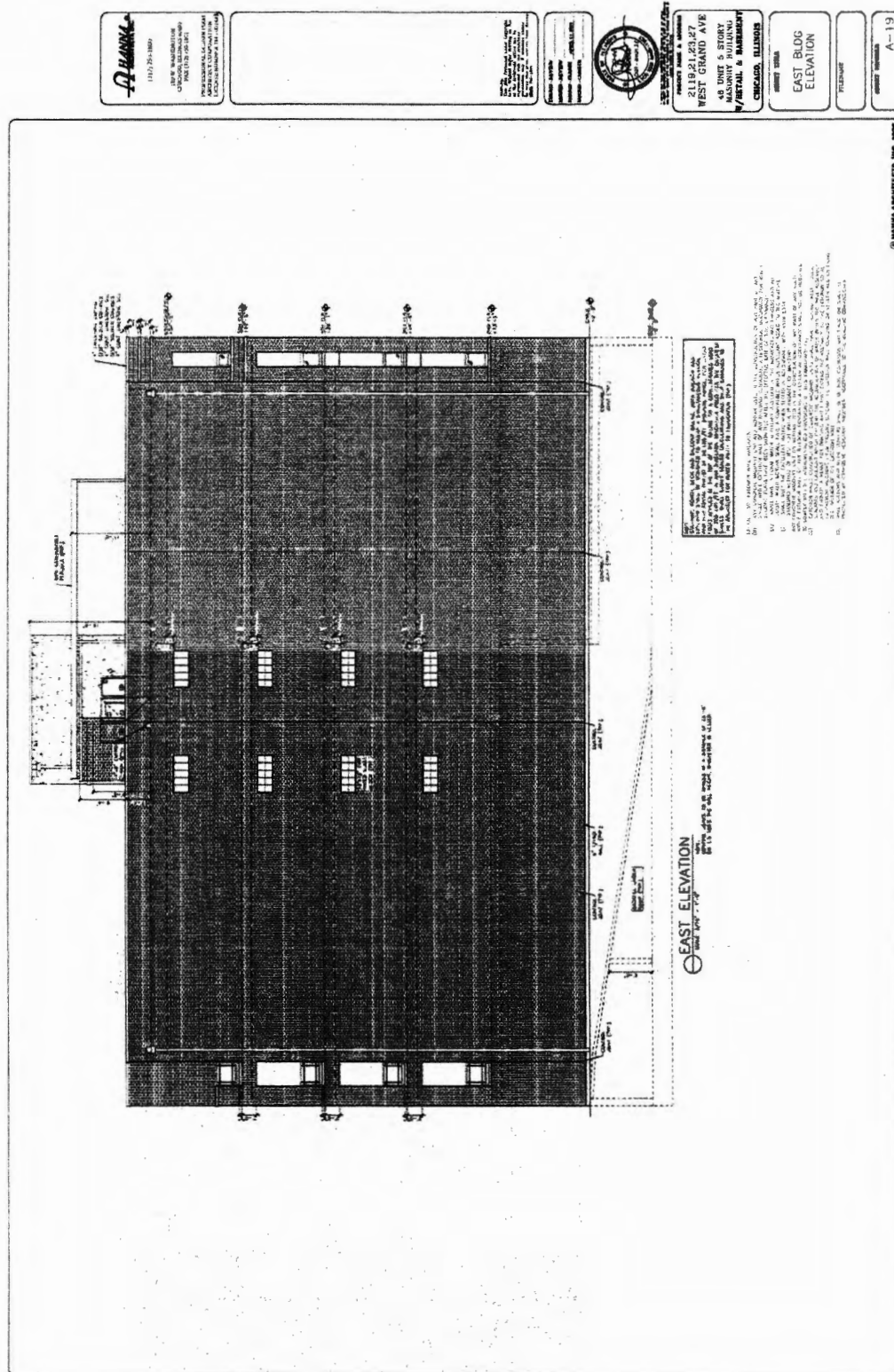
Final for Publication



Final for Publication



Final for Publication



Reclassification Of Area Shown On Map No. 1-J.

(Application No. 23112T1)

(Common Address: 3951 W. Washington Blvd.)

[O2026-0026206]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 1-J in the area bounded by:

West Washington Boulevard; a line 124 feet east of and parallel to North Pulaski Road; a line 100 feet south of and parallel to West Washington Boulevard; and North Pulaski Road,

to those of an M1-1 Limited Manufacturing/Business Park District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; 1st Floor Plan and Front Building Elevation --
North attached to this ordinance printed
on pages 47538 and 47539
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 – 3951 West Washington Boulevard, Chicago, IL

Proposed Zoning: M1-1 Limited Manufacturing/Business Park District

Lot Area: 12,400 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change to permit a new three (3) pump gas station (6 fueling positions) and a one-story accessory retail convenience store building at the subject property. Off-street parking for two (2) cars will be provided. The proposed retail convenience store building will be 24 ft.-4 in. in height and contain 2,112 sq. ft. of total floor area. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation of the Chicago Zoning Ordinance, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 2,112 square feet (0.17 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed.

(C) The amount of off-street parking: 2

(D) Setbacks:

- | | | |
|----|----------------|-------------------|
| a. | Front Setback: | 75 feet-9 inches |
| b. | Side Setbacks: | |
| | West Side: | 1 feet |
| | East Side: | 34 feet-11 inches |
| c. | Rear Setback: | zero |

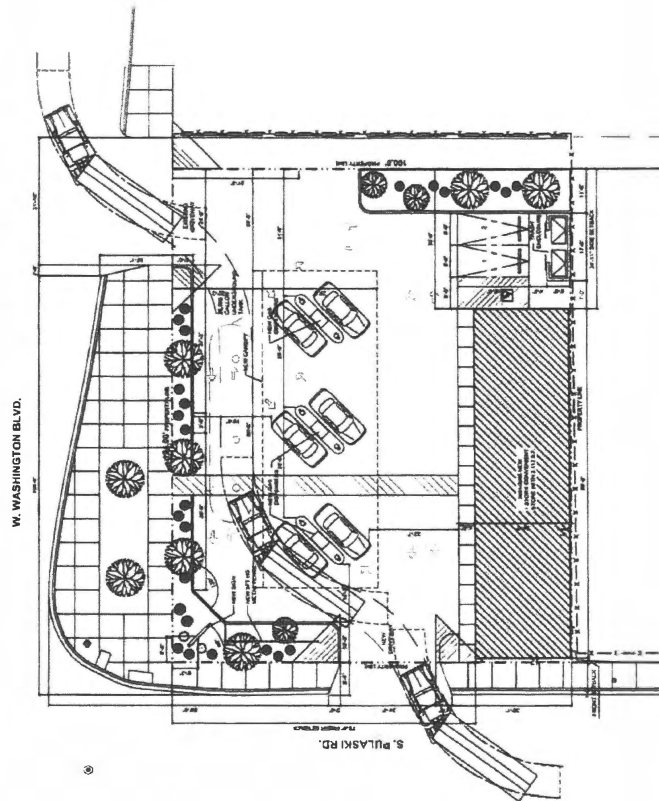
(E) Building Height: 24 feet-4 inches

Final for Publication

3951 W WASHINGTON BLVD

CHICAGO

ILLINOIS



ZONING DATA PROJECT: 3951 W WASHINGTON BLVD ADDRESS: 3951 W WASHINGTON BLVD CITY: CHICAGO STATE: ILLINOIS COUNTY: COOK ZONING DISTRICT: 1204 ZONING CODE: O-2 ZONING MAP: 1204-02	ARCHITECT'S CERTIFICATION I, the undersigned, being a duly licensed Architect under the laws of the State of Illinois, do hereby certify that I am the Architect of the above described premises and that I am a duly licensed Architect under the laws of the State of Illinois. DATE: 7/15/2026 SIGNATURE: [Signature] TITLE: ARCHITECT	ENERGY CONSERVATION CODE COMPLIANCE STATEMENT I, the undersigned, being a duly licensed Architect under the laws of the State of Illinois, do hereby certify that the above described premises comply with the Energy Conservation Code requirements of the City of Chicago. DATE: 7/15/2026 SIGNATURE: [Signature] TITLE: ARCHITECT
--	--	---

1 SITE PLAN
 CS1.0

SEEKING LOT SIZE
 VARIANCE & SPECIAL USE

3951 W WASHINGTON BLVD 3951 W WASHINGTON BLVD CHICAGO, ILLINOIS 60644 773.467.1234 773.467.1234	BILL G. EKSTAD ARCHITECT 1111 N. LAKE ST. CHICAGO, IL 60610 773.467.1234	CS1.0 COVER SHEET AND SITE PLAN
--	---	--

Reclassification Of Area Shown On Map No. 2-L.

(Application No. 23095T1)

(Common Address: 5417 W. Adams St.)

[O2026-0026096]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Adams Street; a line 375 feet east of and parallel to South Lotus Avenue; the alley next south of and parallel to West Adams Street; and a line 350 feet east of and parallel to South Lotus 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 -- Proposed Ground Floor Plan; Basement, 1st and 2nd Floor
Existing Plans; and Basement Proposed Floor Plan
attached to this ordinance printed on
pages 47542 through 47544
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT – 5417 W. ADAMS STREET

The current zoning of the parcel is RS-3 Residential Single-Unit (Detached House) District. The zoning amendment is required to change the zoning of the parcel to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The zoning change is needed to permit a conversion of the basement to a residential use.

Lot Area:	<u>3,100</u> sq. ft.
FAR:	<u>0.9</u>
Building Area: MAIN FLOOR	<u>1,456</u> sq. ft.
Density/Dwelling Unit:	<u>1,000</u> sq. ft.
Off Street Parking Spaces	<u>2</u> spaces
Front Setback:	<u>17' - 1"</u>
Rear Setback:	<u>40' - 6"</u>
Sideyard:	<u>0' - 0"</u>
Sideyard:	<u>0' - 0"</u>
Rear Yard Open Space:	<u>0</u>
Building Height:	<u>26' – 5"</u>

After rezoning, the property shall be used for (describe) **Residential use of the basement.**

Final for Publication

SCOPE OF WORK

NEW DWELLING UNIT IN BASEMENT.

INTERIOR ALTERATIONS ONLY. NO STRUCTURAL WORK AND NO EXTERIOR WORK.

NEW ELECTRICAL, MECHANICAL AND PLUMBING ONLY FOR NEW UNIT ON BASEMENT

TOTAL SCOPE OF WORK 1,146.66 SQ FT

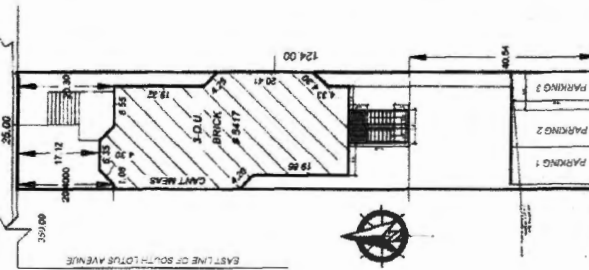
5417 W ADAMS ST, CHICAGO, IL

2019 CHICAGO REHABILITATION CODE

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	DEMOLITION OF EXISTING BASEMENT WALLS AND FLOORS	100	SQ FT	100.00
2	CONCRETE FOUNDATION FOR NEW UNIT	100	SQ FT	100.00
3	BRICK EXTERIOR WALLS	100	SQ FT	100.00
4	ROOFING MATERIALS	100	SQ FT	100.00
5	MECHANICAL SYSTEMS	100	SQ FT	100.00
6	ELECTRICAL SYSTEMS	100	SQ FT	100.00
7	PLUMBING SYSTEMS	100	SQ FT	100.00
8	INTERIOR FINISHES	100	SQ FT	100.00
9	EXTERIOR FINISHES	100	SQ FT	100.00
10	LANDSCAPING	100	SQ FT	100.00
11	PAVING	100	SQ FT	100.00
12	SEWER AND WATER MAINS	100	SQ FT	100.00
13	ASBESTOS ABATEMENT	100	SQ FT	100.00
14	LEAD PAINT REMOVAL	100	SQ FT	100.00
15	MOISTURE BARRIER	100	SQ FT	100.00
16	INSULATION	100	SQ FT	100.00
17	CEILING	100	SQ FT	100.00
18	FLOORING	100	SQ FT	100.00
19	WALLS	100	SQ FT	100.00
20	DOORS	100	SQ FT	100.00
21	WINDOWS	100	SQ FT	100.00
22	STAIRS	100	SQ FT	100.00
23	BATHROOMS	100	SQ FT	100.00
24	KITCHENS	100	SQ FT	100.00
25	LIVING AREAS	100	SQ FT	100.00
26	SLEEPING AREAS	100	SQ FT	100.00
27	CLIMATE CONTROL	100	SQ FT	100.00
28	SAFETY SYSTEMS	100	SQ FT	100.00
29	COMMUNICATIONS	100	SQ FT	100.00
30	FINISHES	100	SQ FT	100.00
31	LANDSCAPING	100	SQ FT	100.00
32	PAVING	100	SQ FT	100.00
33	SEWER AND WATER MAINS	100	SQ FT	100.00
34	ASBESTOS ABATEMENT	100	SQ FT	100.00
35	LEAD PAINT REMOVAL	100	SQ FT	100.00
36	MOISTURE BARRIER	100	SQ FT	100.00
37	INSULATION	100	SQ FT	100.00
38	CEILING	100	SQ FT	100.00
39	FLOORING	100	SQ FT	100.00
40	WALLS	100	SQ FT	100.00
41	DOORS	100	SQ FT	100.00
42	WINDOWS	100	SQ FT	100.00
43	STAIRS	100	SQ FT	100.00
44	BATHROOMS	100	SQ FT	100.00
45	KITCHENS	100	SQ FT	100.00
46	LIVING AREAS	100	SQ FT	100.00
47	SLEEPING AREAS	100	SQ FT	100.00
48	CLIMATE CONTROL	100	SQ FT	100.00
49	SAFETY SYSTEMS	100	SQ FT	100.00
50	COMMUNICATIONS	100	SQ FT	100.00
51	FINISHES	100	SQ FT	100.00
52	LANDSCAPING	100	SQ FT	100.00
53	PAVING	100	SQ FT	100.00
54	SEWER AND WATER MAINS	100	SQ FT	100.00
55	ASBESTOS ABATEMENT	100	SQ FT	100.00
56	LEAD PAINT REMOVAL	100	SQ FT	100.00
57	MOISTURE BARRIER	100	SQ FT	100.00
58	INSULATION	100	SQ FT	100.00
59	CEILING	100	SQ FT	100.00
60	FLOORING	100	SQ FT	100.00
61	WALLS	100	SQ FT	100.00
62	DOORS	100	SQ FT	100.00
63	WINDOWS	100	SQ FT	100.00
64	STAIRS	100	SQ FT	100.00
65	BATHROOMS	100	SQ FT	100.00
66	KITCHENS	100	SQ FT	100.00
67	LIVING AREAS	100	SQ FT	100.00
68	SLEEPING AREAS	100	SQ FT	100.00
69	CLIMATE CONTROL	100	SQ FT	100.00
70	SAFETY SYSTEMS	100	SQ FT	100.00
71	COMMUNICATIONS	100	SQ FT	100.00
72	FINISHES	100	SQ FT	100.00
73	LANDSCAPING	100	SQ FT	100.00
74	PAVING	100	SQ FT	100.00
75	SEWER AND WATER MAINS	100	SQ FT	100.00
76	ASBESTOS ABATEMENT	100	SQ FT	100.00
77	LEAD PAINT REMOVAL	100	SQ FT	100.00
78	MOISTURE BARRIER	100	SQ FT	100.00
79	INSULATION	100	SQ FT	100.00
80	CEILING	100	SQ FT	100.00
81	FLOORING	100	SQ FT	100.00
82	WALLS	100	SQ FT	100.00
83	DOORS	100	SQ FT	100.00
84	WINDOWS	100	SQ FT	100.00
85	STAIRS	100	SQ FT	100.00
86	BATHROOMS	100	SQ FT	100.00
87	KITCHENS	100	SQ FT	100.00
88	LIVING AREAS	100	SQ FT	100.00
89	SLEEPING AREAS	100	SQ FT	100.00
90	CLIMATE CONTROL	100	SQ FT	100.00
91	SAFETY SYSTEMS	100	SQ FT	100.00
92	COMMUNICATIONS	100	SQ FT	100.00
93	FINISHES	100	SQ FT	100.00
94	LANDSCAPING	100	SQ FT	100.00
95	PAVING	100	SQ FT	100.00
96	SEWER AND WATER MAINS	100	SQ FT	100.00
97	ASBESTOS ABATEMENT	100	SQ FT	100.00
98	LEAD PAINT REMOVAL	100	SQ FT	100.00
99	MOISTURE BARRIER	100	SQ FT	100.00
100	INSULATION	100	SQ FT	100.00

- DRAWING INDEX**
 T-1 SITE PLAN AND NOTES
 A-1.0 EXISTING PLAN
 A-2.0 PROPOSED PLAN
 A-3.0 SECTIONS
 A-4.0 ELEVATIONS
 E-1 ELECTRIC PLAN
 E-2 ELECTRICAL NOTES
 M-1 MECHANICAL PLAN
 M-2 MECHANICAL NOTES
 P-1 WATER RISER
 P-2 SANITARY RISER
 P-3 PLUMBING NOTES

W. ADAMS STREET



1 SITE - PROPOSED GROUND PLAN
 1" = 20'

Project No.	47542
Sheet No.	1 of 1
Client	CHICAGO CITY COUNCIL
Design	ARCHITECTURAL
Scale	1" = 20'
Date	7/15/2026
Author	LORIN
Checker	
Approver	
Notes	

[illegible]

Reclassification Of Area Shown On Map No. 3-G.

(As Amended)

(Application No. 23067)

(Common Address: 1333 N. Kingsbury St.)

[SO2026-0025288]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential Business Planned Development Number 1604 symbols and indications as shown on Map Number 3-G in the area bounded by:

North Kingsbury Street; West Scott Street; the public alley running northwest from West Scott Street to West Evergreen Street in the block between North Kingsbury Street and North Halsted Street; and West Evergreen Street,

to those of the C1-5 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C1-5 Neighborhood Commercial District symbols and indications as shown on Map Number 3-G in the area bounded by:

North Kingsbury Street; West Scott Street; the public alley running northwest from West Scott Street to West Evergreen Street in the block between North Kingsbury Street and North Halsted Street; and West Evergreen Street,

to Residential Business Planned Development Number 1604, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1604, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1604, Subarea B consists of approximately 73,869 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 1333 N Kingsbury LLC is the owner of the Property and the "Applicant" for this Planned Development Residential-Business Number 1604, Subarea B.

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.

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 Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. 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.

Additionally, as part of this project, the Applicant agrees to contribute \$45,000 towards the design fees for a new traffic signal at the intersection of North Halsted Street and West Scott Street prior to Part II approval.

4. This Plan of Development consists of 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Fitzgerald Architects and dated May 15, 2025 (the "Plans"): an Existing Land Use Map; an Existing Zoning Map; a P.D. Property Line, Boundary and Subarea Map; an Overall Site Plan; a Site Plan Subarea A Plan; a Site Plan Subareas B and C Ground Floor Plan; a Landscape Plan Subareas B and C; Subarea C Building Elevations (North, East, South and West); Subarea C Level Parking Plans (Levels 3 and 4); Subarea C Typical Residential Plan; and an ARO Affordable Housing Profile Form ("AHP"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code or AHP, the Building Code or AHP, as applicable, shall control.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as Planned Development _____.

Subarea A: Accessory and Non-Accessory Parking, including but not limited to, off-site parking for the required twenty-six off-site accessory parking spaces to serve the three story office building use located at 1400 North Kingsbury Street, f/k/a 860 West Evergreen Street; Off-site parking for up to twenty off-site non-required accessory parking spaces to serve the retail use located at 1422 North Kingsbury Street; and Shared off-site parking of twenty-six non-required accessory parking spaces after 5:00 P.M. to serve the retail use located 1422 North Kingsbury Street.

Subareas B and C: Residential Above the Ground Floor; Vacation Rental; Shared Housing; Animal Services (all, except stables); Office; Daycare; Business Equipment Sales and Service; Business Support Services; Eating and Drinking Establishments (all, excluding rooftop outdoor patio); Entertainment and Spectator Sports (excluding inter-track wagering facilities); Indoor Special Events including incidental liquor sales; Financial Services (excluding payday loans and pawn shops); Food and Beverage Retail Sales; Medical Services; Personal Service; General Retail Sales; Indoor Participant Sports and Recreation; Co-located Wireless Communication Facilities, accessory parking 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 the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The permitted Floor Area Ratio (FAR) identified in the Bulk Regulations Table has been determined using a Net Site Area of 73,869 square feet of net site area and a base FAR of 5.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, 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 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

* Editor's note: Numbering sequence error; (i) missing in original document.

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 M2-3 Light Industry District and the C3-5 Commercial, Manufacturing and Employment District to the B2-5 Neighborhood Mixed-Use District and then to this Residential-Business Planned Development ("P.D.") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in an "Inclusionary Housing Area" within the meaning of the ARO and permits the construction of 615 dwelling units. The Applicant intends to construct 272 rental units (the "Project").

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 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. 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 54.4 affordable units (20% of 272) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing 55 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 18 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 3 of the 18 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.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the B2-5 Neighborhood Mixed-Use District.

[Affordable Housing Profile (AHP) unavailable at time of printing.]

[Existing Land-Use Map; Existing Zoning Map; Property Line + Boundary and Subarea Map; Overall Site Plan; Site Plan -- Subarea A; Site Plan Subareas B & C Ground Floor; Landscape Plan -- Subareas B & C; Subarea C -- North, South, East and West Building Elevations; Subarea C -- Level 3 Office Parking Plan (Level 2 sim.); Subarea C -- Level 4 Residential Parking Plan (Levels 5 & sim.); and Subarea C -- Typical Residential Plan referred to in these Plan of Development Statements printed on pages 47554 through 47567 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 1604, As Amended.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	104,439
Area of Public Rights-of-Way (square feet):	30,570
Net Site Area (square feet):	73,869
Subarea A:	16,349
Subarea B:	36,802
Subarea C:	20,718
Maximum Floor Area Ratio:	5.0
Subarea A:	3.0
Subarea B:	2.78
Subarea C:	10.51
Maximum Permitted Dwelling Units:	272
Subarea A:	0
Subarea B:	0
Subarea C:	272

Minimum Off-Street Parking Spaces:

Subarea A:	44 (existing to remain)
Subarea B:	17
Subarea C:	221

Minimum Bicycle Parking Spaces:

Subarea A:	0
Subarea B:	4
Subarea C:	272

Minimum Off-Street Loading Berths:

Subarea A:	0
Subarea B:	2
Subarea C:	2

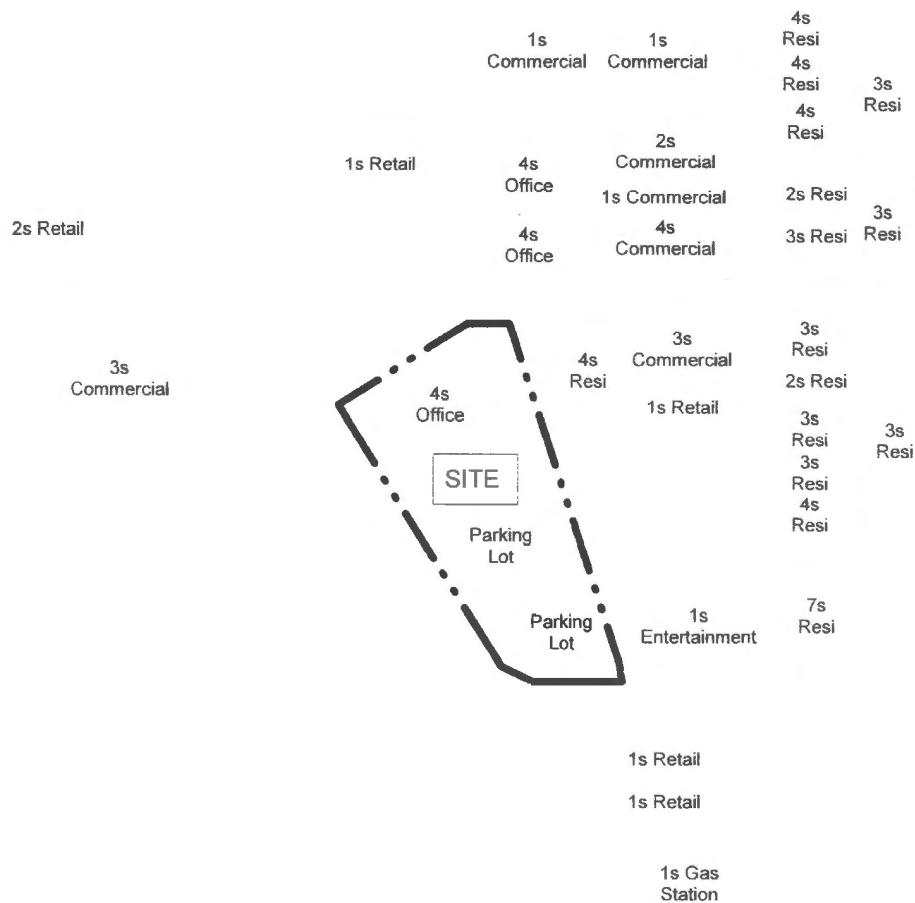
Maximum Building Height:

Subarea A:	60'
Subarea B:	72' (existing to remain)
Subarea C:	243'-4"

Minimum Setbacks: In accordance with plans

Residential-Business Planned Development No. 1604

Existing Land Use Map



Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury,
Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -



PD-00

Residential-Business Planned Development No. 1604

Existing Zoning Map



Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury,
Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -



PD-01

Residential-Business Planned Development No. 1604

Overall Site Plan

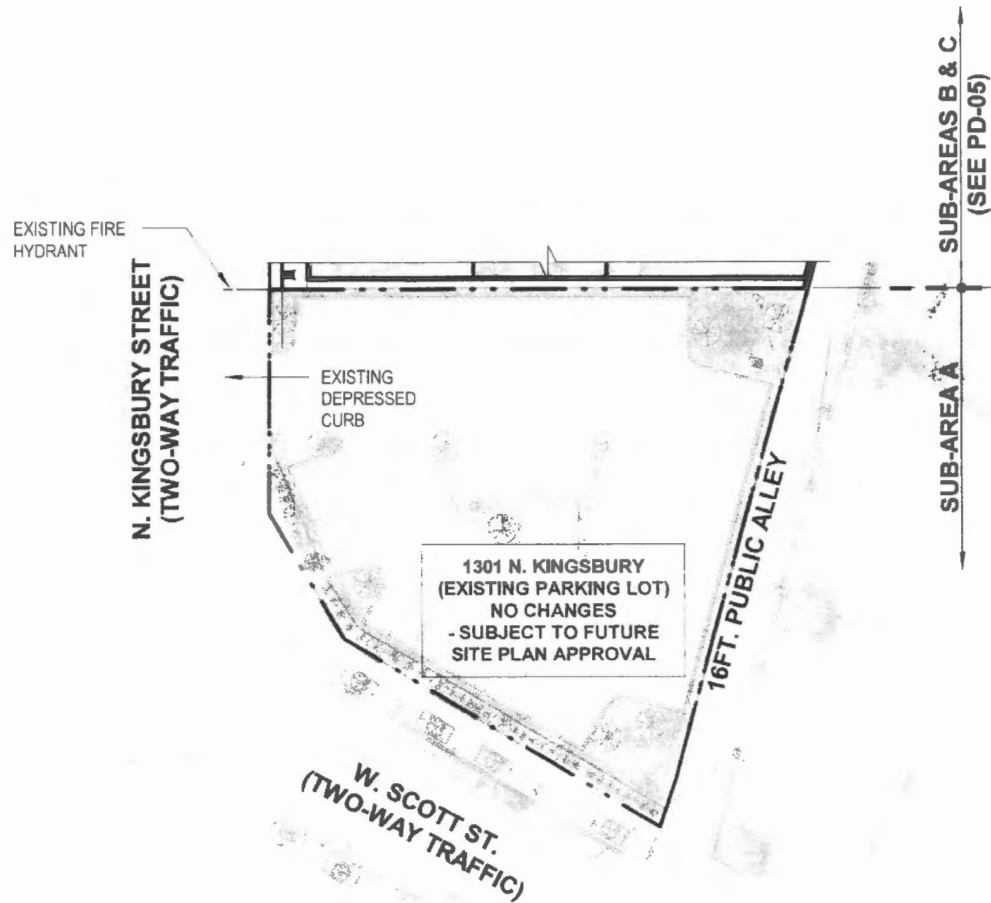


Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury,
Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -



PD-03

Residential-Business Planned Development No. 1604
Site Plan - Sub-area A



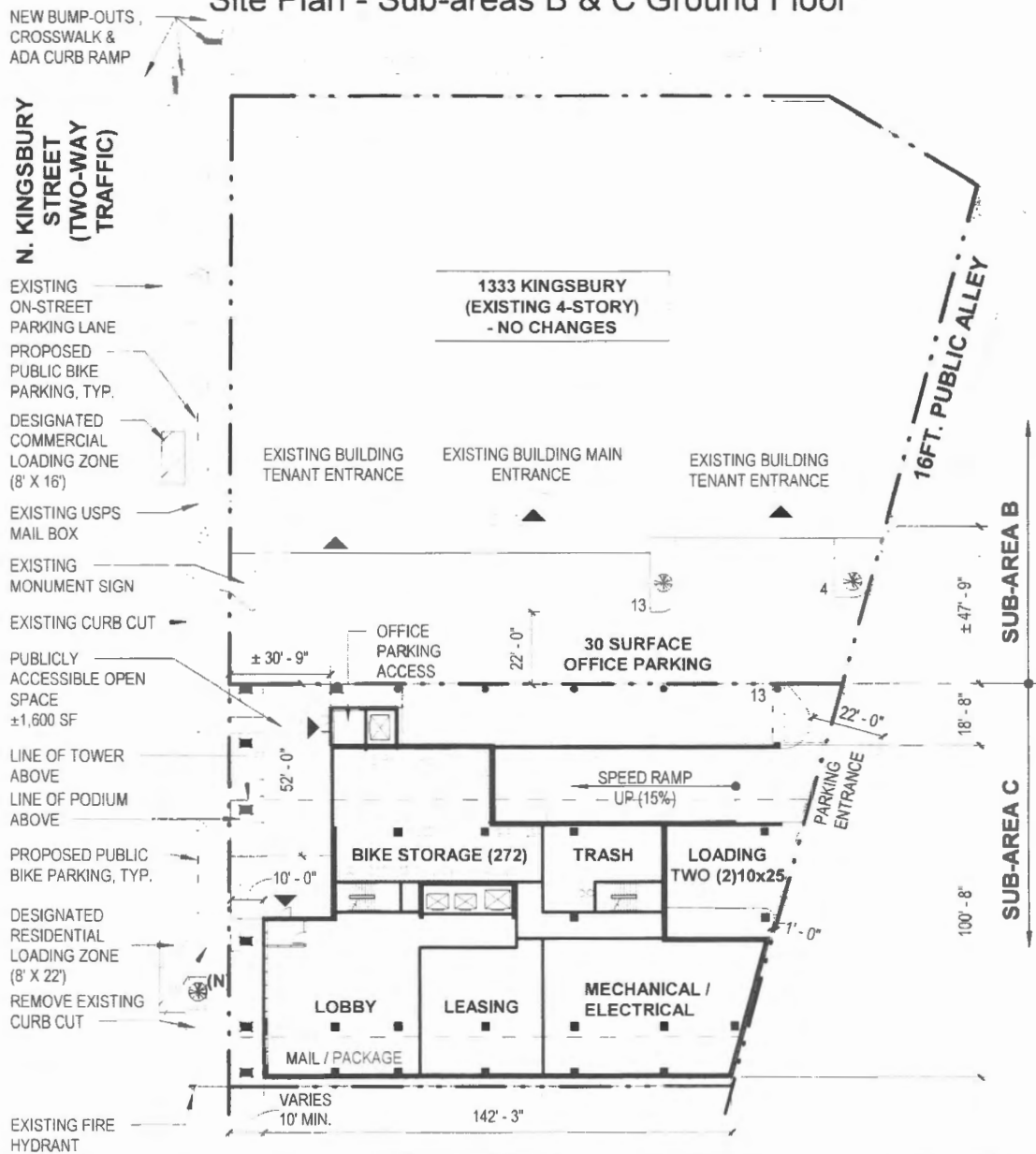
Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury,
Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -



PD-04

Residential-Business Planned Development No. 1604

Site Plan - Sub-areas B & C Ground Floor



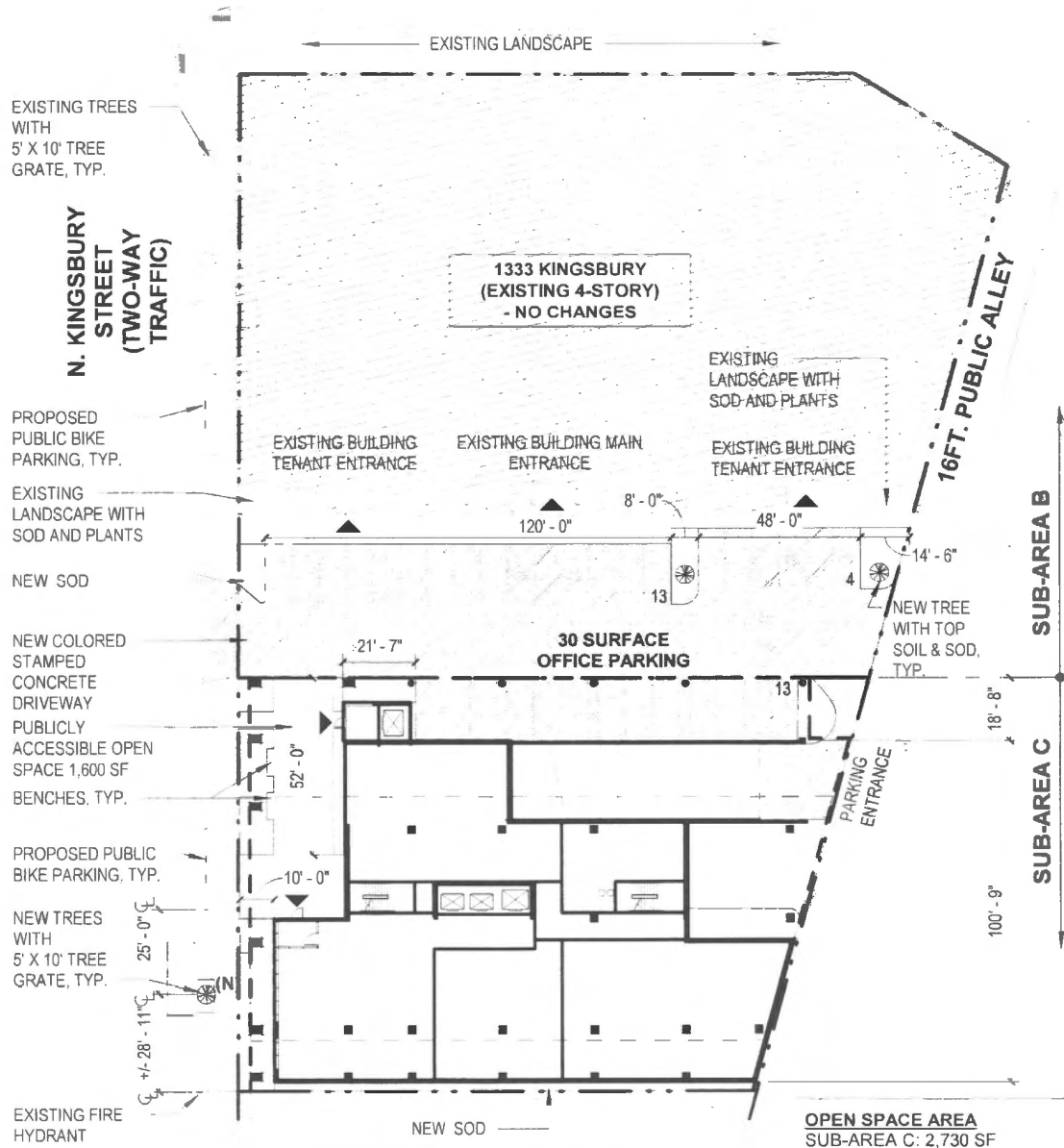
Applicant: 1333 N Kingsbury, LLC
 Address: 1333 North Kingsbury,
 Chicago, Illinois 60642
 Introduced: May 20, 2026
 CPC Date: June 25, 2026
 Amended: -



PD-05

Residential-Business Planned Development No. 1604

Landscape Plan - Sub-areas B & C



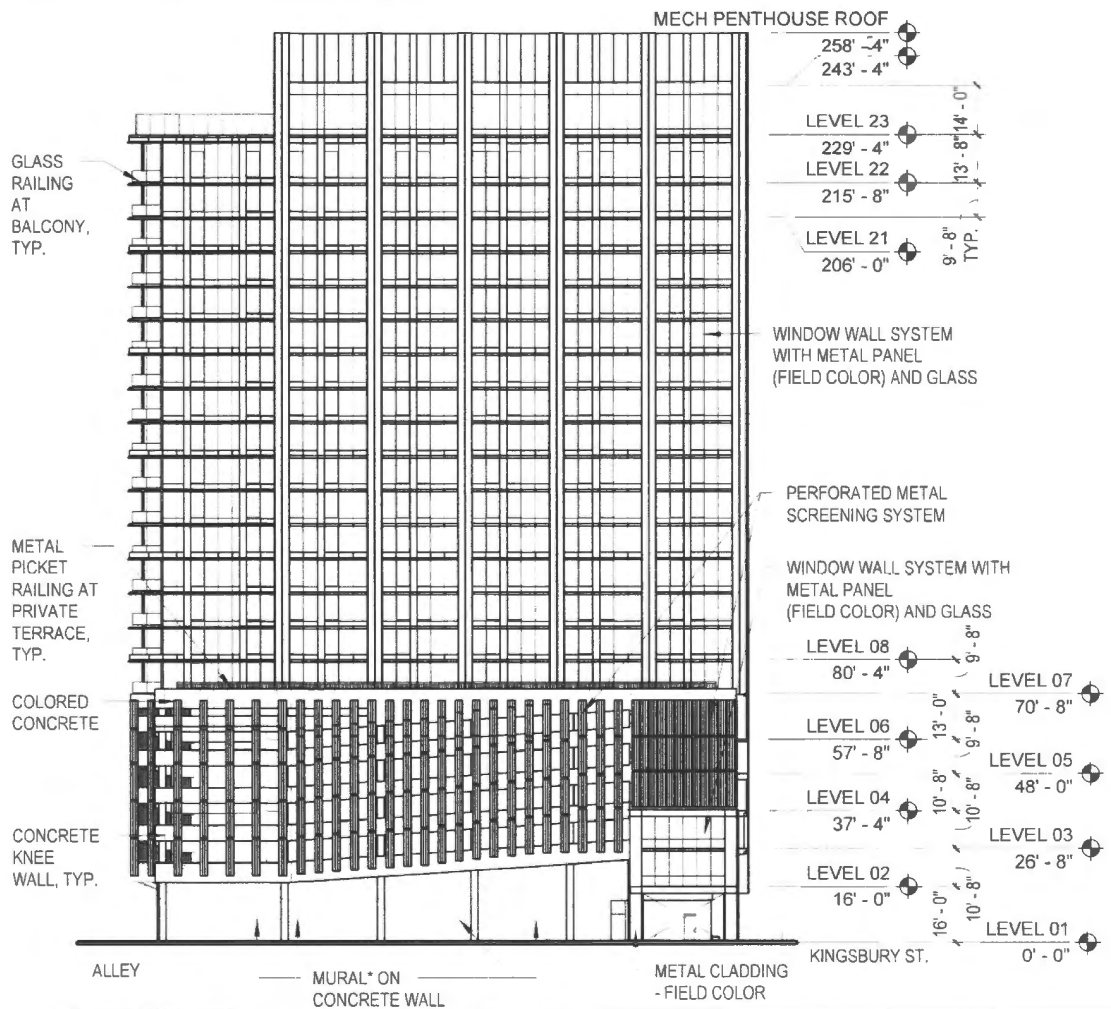
Applicant: 1333 N Kingsbury, LLC
 Address: 1333 North Kingsbury,
 Chicago, Illinois 60642
 Introduced: May 20, 2026
 CPC Date: June 25, 2026
 Amended: -



PD-06

Residential-Business Planned Development No. 1604 Sub-area C - Building Elevation - North

* FINAL DESIGN/APPEARANCE OF MURAL SHALL
BE SUBMITTED TO DPD/DCASE FOR FURTHER
REVIEW AND APPROVAL

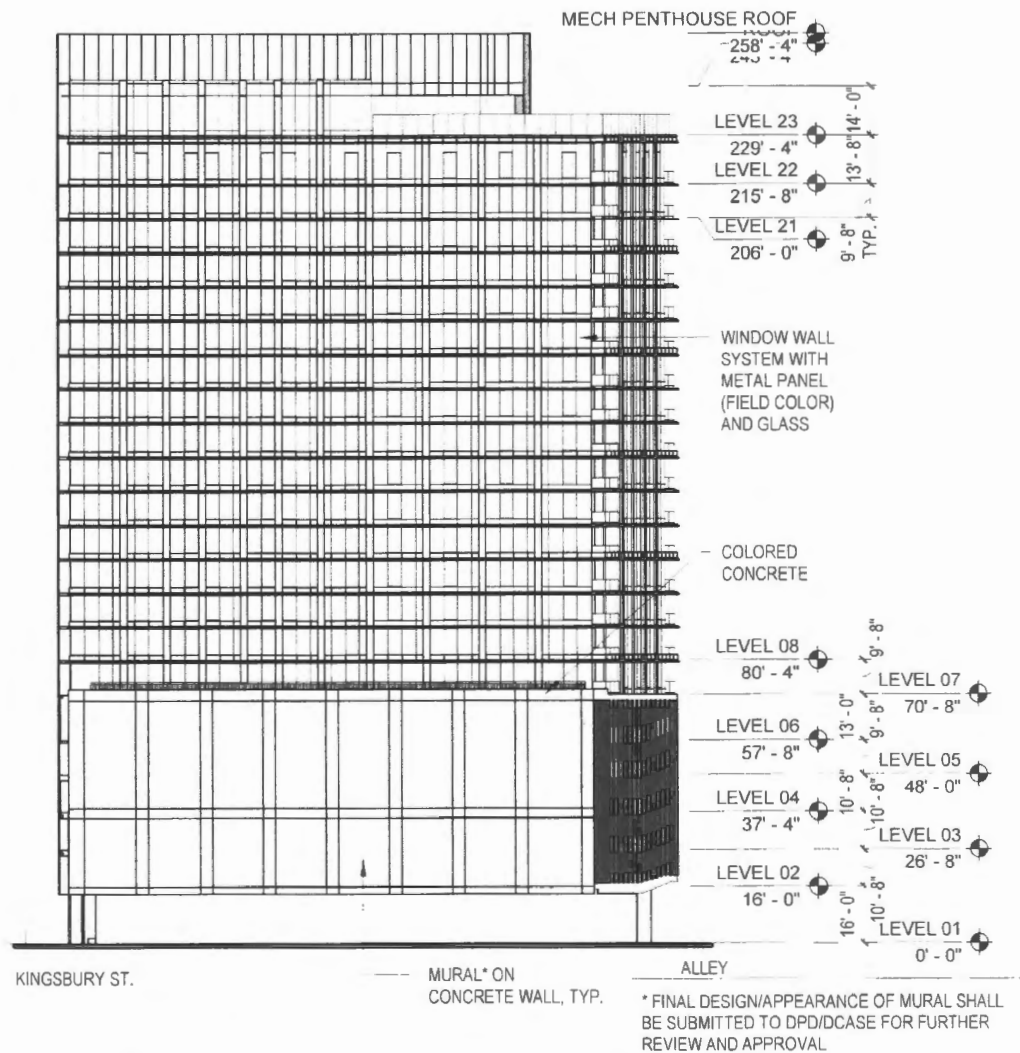


Applicant: 1333 N Kingsbury, LLC
Address: 1333 North Kingsbury,
Chicago, Illinois 60642
Introduced: May 20, 2026
CPC Date: June 25, 2026
Amended: -

PD-07

Residential-Business Planned Development No. 1604

Sub-area C - Building Elevation - South



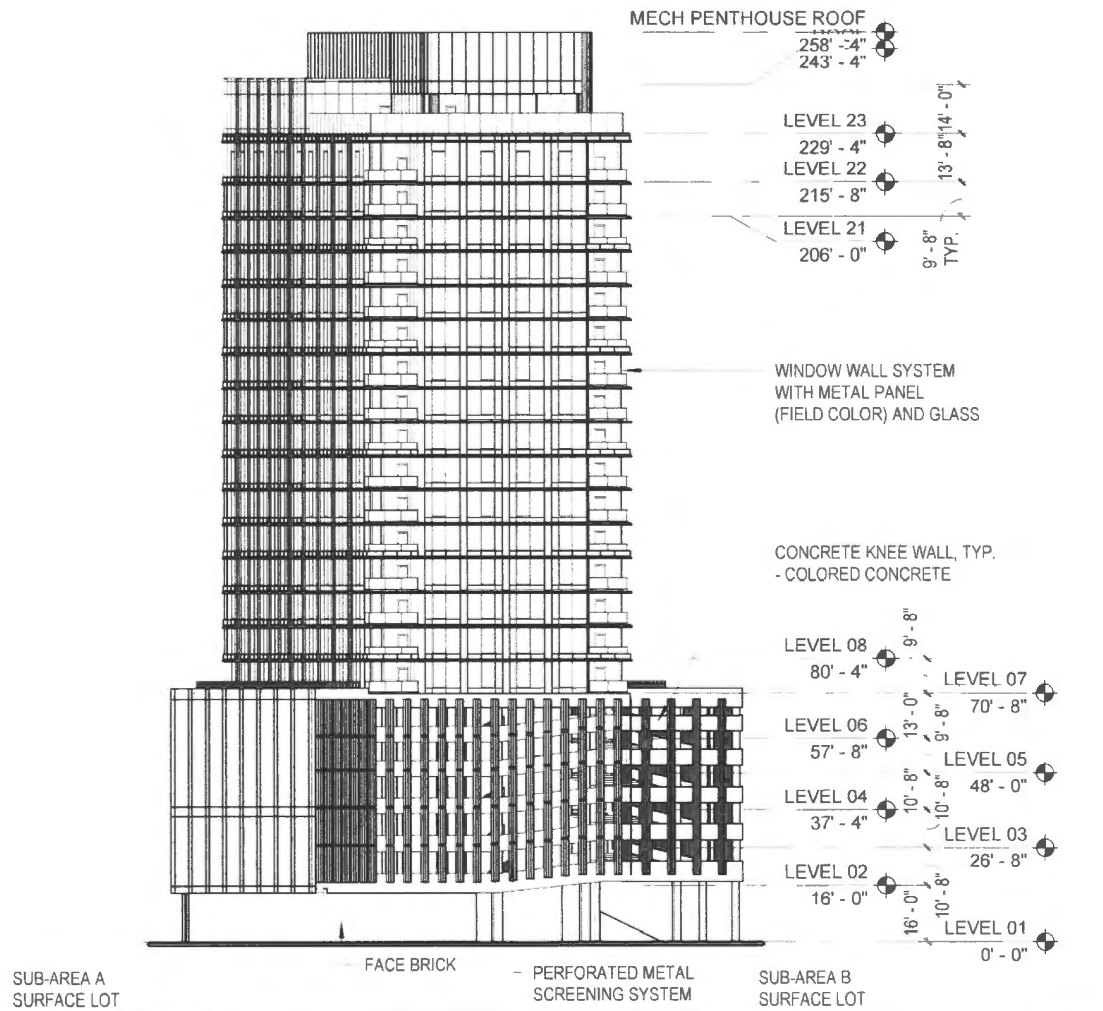
Applicant: 1333 N Kingsbury, LLC
 Address: 1333 North Kingsbury,
 Chicago, Illinois 60642
 Introduced: May 20, 2026
 CPC Date: June 25, 2026
 Amended: -



PD-08

Residential-Business Planned Development No. 1604

Sub-area C - Building Elevation - East

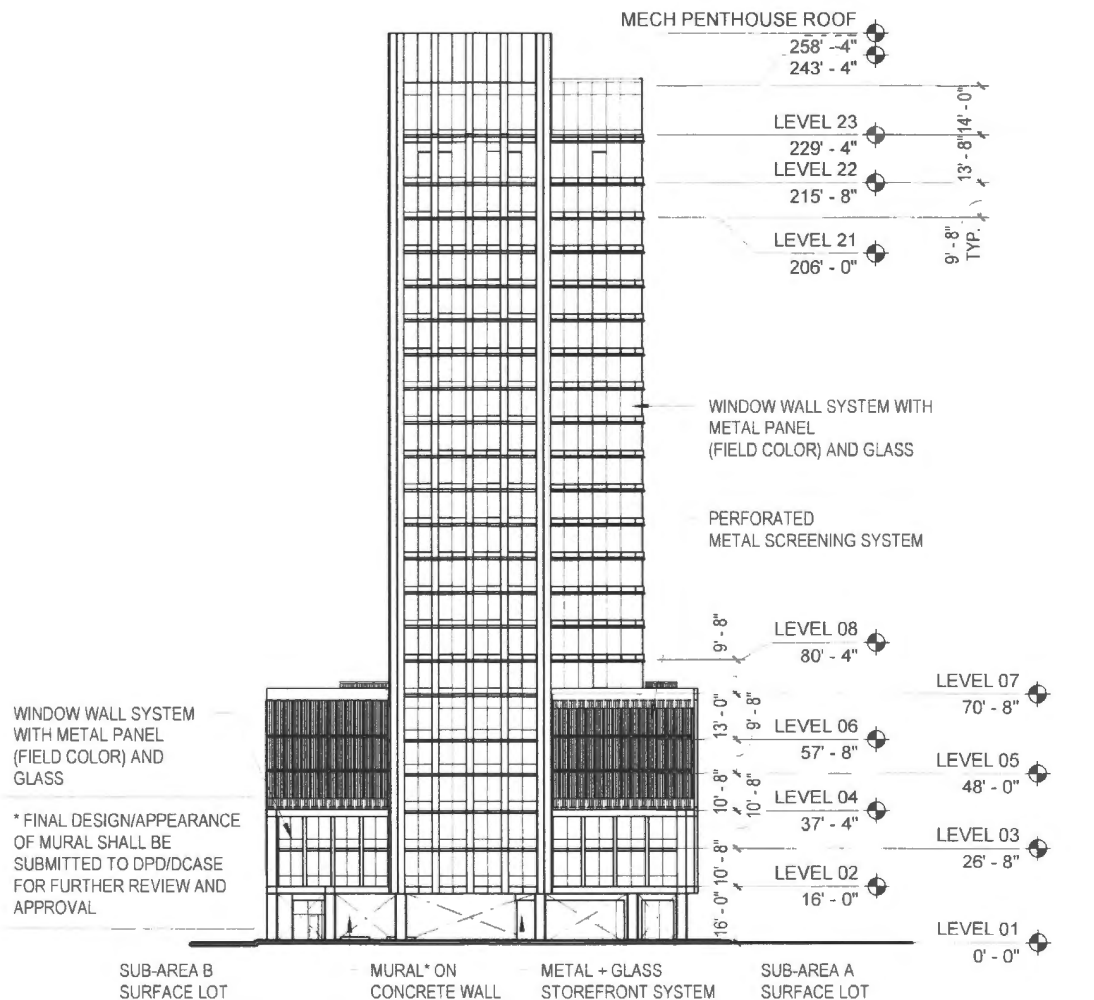


Applicant: 1333 N Kingsbury, LLC
 Address: 1333 North Kingsbury,
 Chicago, Illinois 60642
 Introduced: May 20, 2026
 CPC Date: June 25, 2026
 Amended: -

PD-09

Residential-Business Planned Development No. 1604

Sub-area C - Building Elevation - West



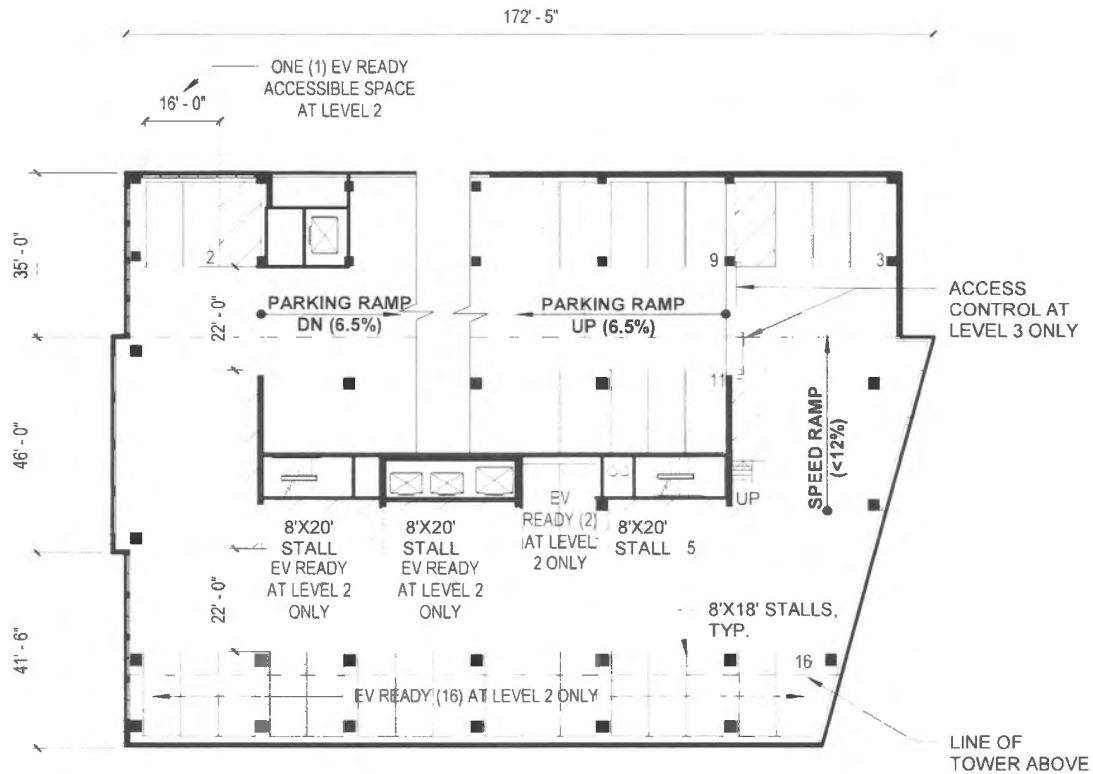
Applicant: 1333 N Kingsbury, LLC
 Address: 1333 North Kingsbury,
 Chicago, Illinois 60642
 Introduced: May 20, 2026
 CPC Date: June 25, 2026
 Amended: -



PD-10

Residential-Business Planned Development No. 1604

Sub-area C - Level 3 Office Parking Plan (Level 2 sim.)



Level 3 Office Parking (Sub-area C)	= 46 stalls
Level 2 Office Parking (Sub-area C)	= 26 stalls
Level 1 Office Parking (Sub-area C)	= 13 stalls
Level 1 Office Parking (Sub-area B)	= 17 stalls
Total # of Office Parking	= 102 stalls

Total # of Office Parking	= 102 stalls
20% EVSE ready	= 21 stalls required
Level 3 EV ready stalls	= 0 stalls
Level 2 EV ready stalls	= 21 stalls
Level 1 EV ready stalls	= 0 stalls
Total Office EV ready stalls proposed	= 21 stalls

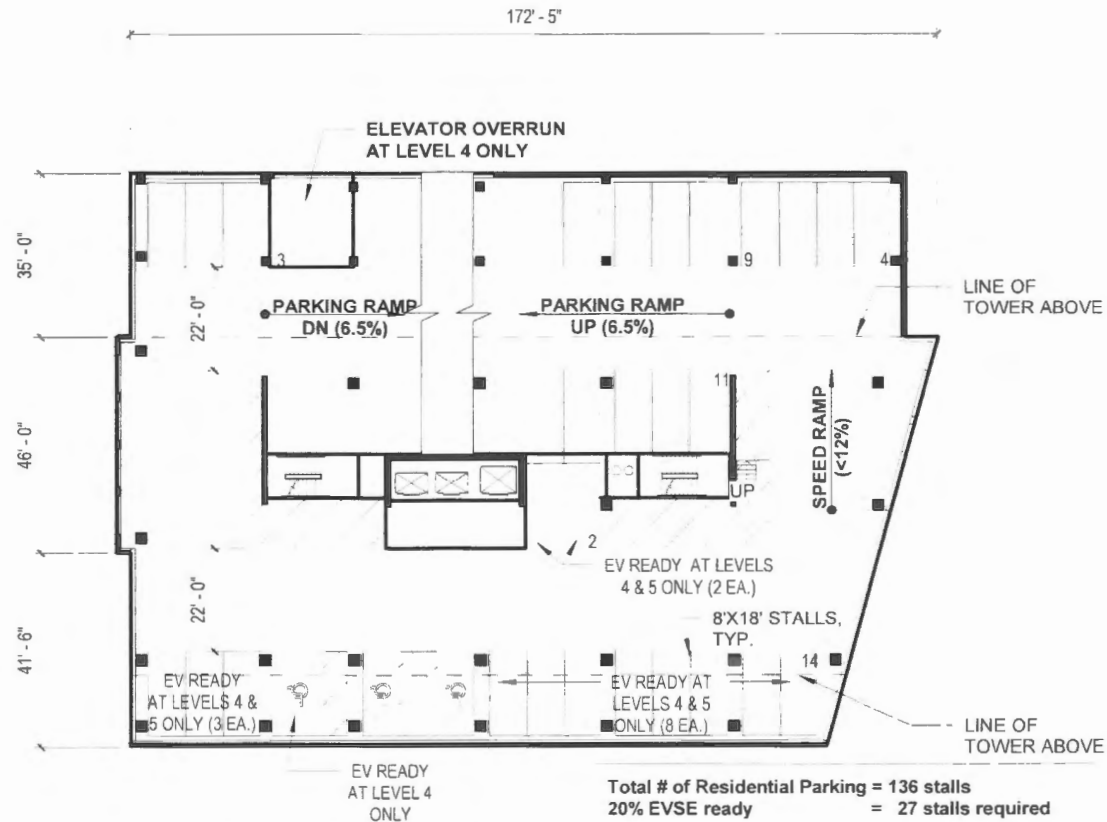
Applicant: 1333 N Kingsbury, LLC
 Address: 1333 North Kingsbury,
 Chicago, Illinois 60642
 Introduced: May 20, 2026
 CPC Date: June 25, 2026
 Amended: -



PD-11

Residential-Business Planned Development No. 1604

Sub-area C - Level 4 Residential Parking Plan (Levels 5 & 6 sim.)



Level 6 Resi Parking (Sub-area C)	= 47 stalls
Level 5 Resi Parking (Sub-area C)	= 46 stalls
Level 4 Resi Parking (Sub-area C)	= 43 stalls
Total # of Resi Parking	= 136 stalls

Total # of Residential Parking = 136 stalls
20% EVSE ready = 27 stalls required

Level 6 EV ready stalls	= 0 stalls
Level 5 EV ready stalls	= 13 stalls
Level 4 EV ready stalls	= 14 stalls (1 accessible)
Total Resi EV ready stalls	= 27 stalls proposed

of accessible parking = 5 stalls

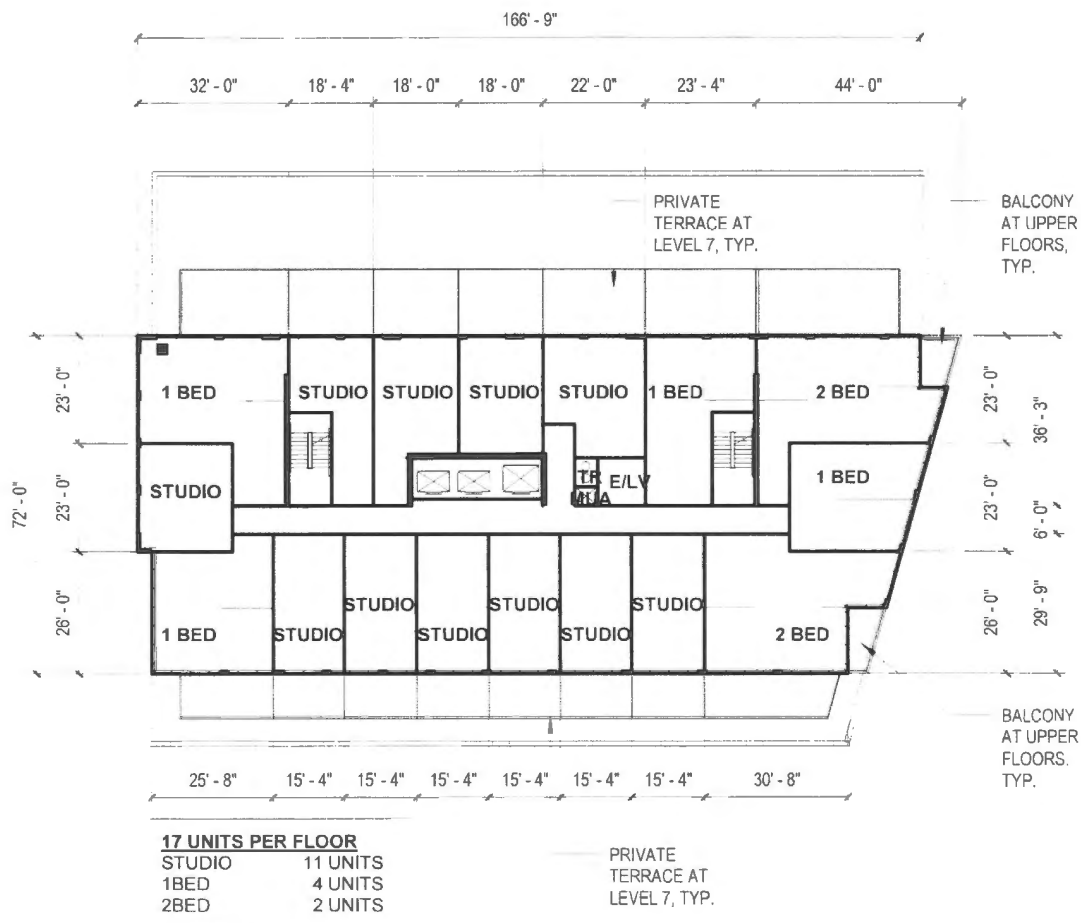
Level 6	= 0 stalls
Level 5	= 2 stalls
Level 4	= 3 stalls (1 Van)
Total Accessible stalls	= 5 stalls proposed

Applicant: 1333 N Kingsbury, LLC
 Address: 1333 North Kingsbury,
 Chicago, Illinois 60642
 Introduced: May 20, 2026
 CPC Date: June 25, 2026
 Amended: -



PD-12

Residential-Business Planned Development No. 1604 Sub-area C - Typical Residential Plan



Applicant: 1333 N Kingsbury, LLC
 Address: 1333 North Kingsbury,
 Chicago, Illinois 60642
 Introduced: May 20, 2026
 CPC Date: June 25, 2026
 Amended: -



PD-13

Reclassification Of Area Shown On Map No. 3-I.

(As Amended)

(Application No. 23108T1)

(Common Address: 2523 W. Augusta Blvd.)

[SO2026-0026200]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-I in the area bounded by:

West Augusta Boulevard; a line 225 feet west of and parallel to North Campbell Avenue; the public alley next south of and parallel to West Augusta Boulevard and a line 250 feet west of and parallel to North Campbell Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plans; Basement, 1st, 2nd, 3rd and 4th Floor
Plans; Roof Plan; and Front, South, East and
West Building Elevations attached to this
ordinance printed on pages 47571
through 47582 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

TYPE 1 ZONING MAP AMENDMENT (ELECTIVE)¹

NARRATIVE

The property is located at 2523 W. Augusta Blvd, Chicago, IL 60647. The *lot* is 3,117.5 square feet. The property measures 25 feet along the W. Augusta Blvd. frontage. Currently, the subject property is improved with a vacant residential building.

The property is owned by 2523 W. Augusta, LLC (the "Applicant").

The Applicant seeks to rezone the subject property from RS-3, Residential Single-Unit (Detached House District to RM-4.5, Residential Multi-Unit District to develop a Multi-Unit (3+ Units) Residential building comprised of three (3) Dwelling Units with a three-car garage. The proposed building height is 45'-0" and the proposed building area is 5,015 SF. Pursuant to Section 17-2-0207, Multi-Unit (3+ units) Residential is permitted by-right in the RM-4.5 district.

(a) **Floor Area Ratio.** Pursuant to Section 17-2-0304-A, the maximum FAR in the RM-4.5 district is 1.70. The proposed project's FAR is 1.60 (i.e., 5,015 SF building area ÷ 3,117.5 SF lot area = 1.60). Therefore, the project conforms to the FAR standards.

(b) **Density.** Pursuant to Section 17-2-0301-A, the minimum *lot area* in the RM-4.5 district is 1,650 square feet. The subject property's *lot area* is 3,117.5 square feet. Therefore, the project conforms to the minimum *lot area*.

Section 17-2-0302 does not contain a minimum *lot frontage* for *lots* in the RM-4.5 district.

Pursuant to Section 17-2-0303-A, the minimum *lot area* per unit in the RM-4.5 district is 700 feet per *Dwelling Unit*. The proposed project will be comprised of three (3) *Dwelling Units*. Therefore, the minimum *lot area* per unit is 2,100 square feet. The subject property's *lot area* is 3,117.5 square feet. Therefore, the project conforms to the minimum *lot area* per unit standards.

(c) **Off-street Parking.** Pursuant to Section 17-10-0207-A, the minimum vehicle parking requirement is 1 space per unit resulting in a minimum parking requirement of three (3) off-street vehicle parking spaces. The project proposes three (3) off-street spaces. Therefore, the project conforms to the minimum vehicle parking requirements.

(d) **Front Setback.** Pursuant to Section 17-2-0305-B, buildings and structures in RT, RM and DR districts must be set back from the front property line a distance equal to either: the minimum front setback standard of 15 feet (or 12% of lot depth, whichever is less) or the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. In RT, RM and DR districts the decision to comply with the fixed front setback standard or the average front setback standard is left to the builder / property owner except in the case of lots with lot frontage

¹ Applicant elects to submit a Type 1 application pursuant to Section 17-13-0302-A-1 (f).

Final for Publication

on a primary boulevard, as defined in Sec. 17-17-02124, where buildings and structures must be set back from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on both sides of the subject lot; there is no maximum depth to the required setback along a primary boulevard as defined in Sec. 17-17-02124. In this case, the requirement is 9'-0". The proposed building front setback is 9'-0". Therefore, the project conforms to the minimum front setback standard.

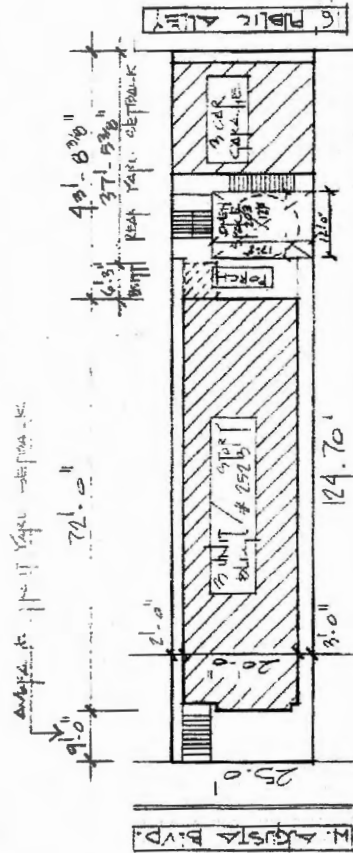
Rear Setback. Pursuant to Section 17-2-0306-C, the minimum required rear setback is 30% of lot depth or 50 feet, whichever is less. Regarding this project, the required minimum is 37.41 feet. The proposed rear setback is 37.44 feet. Therefore, the project conforms to the minimum rear setback standard.

Rear Open Yard. Pursuant to Section 17-2-0307, the minimum rear open yard space is 202.63 SF. The proposed project will provide 203 SF rear open yard space. Therefore, the project conforms to this standard.

Side Setback. Pursuant to Section 17-2-0309-A, combined total width of side setbacks must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater; no side setback is required to exceed 5 feet in width. Here the side setback requirement 5'-0" combined. The proposed east side setback is 2'-0" and the proposed west side setback is 3'-0" for a total of 5'-0". Therefore, the project conforms to the required side setback standard.

(e) **Building Height.** Pursuant to Section 17-2-0311-A, the maximum building height is 47". The proposed building height is 45". Therefore, the project conforms to the building height standards.

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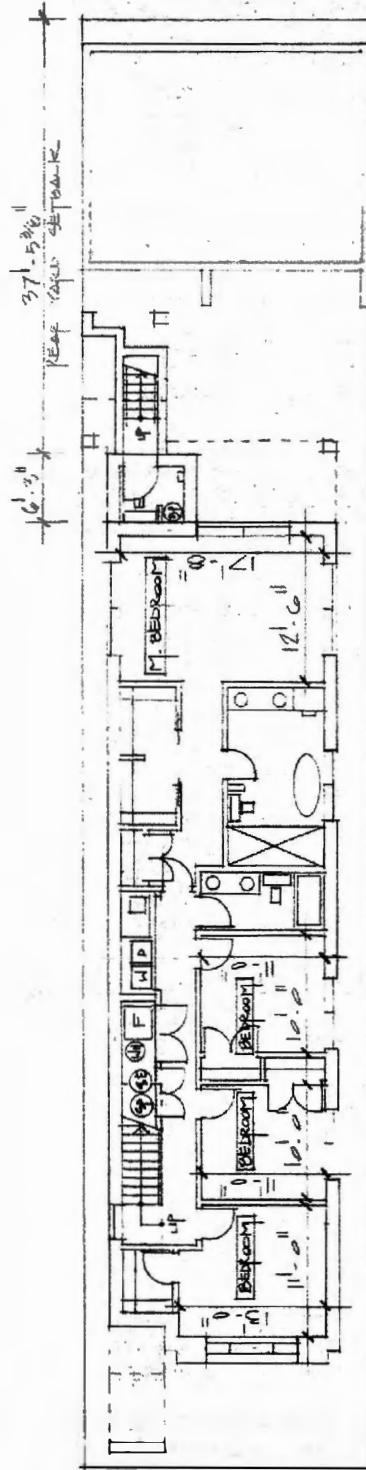
⊕ SITE PLAN
1/8" = 1'-0"

ZONING INFORMATION	
LOT AREA	25' x 124.70' = 3,117.5 SF
FLR	2.0
MAX. FLOOR	6.295 SF
1ST FLOOR	1,425 SF
2ND FLOOR	1,425 SF
3RD FLOOR	1,425 SF
4TH FLOOR	740 SF
TOTAL	5,015 SF

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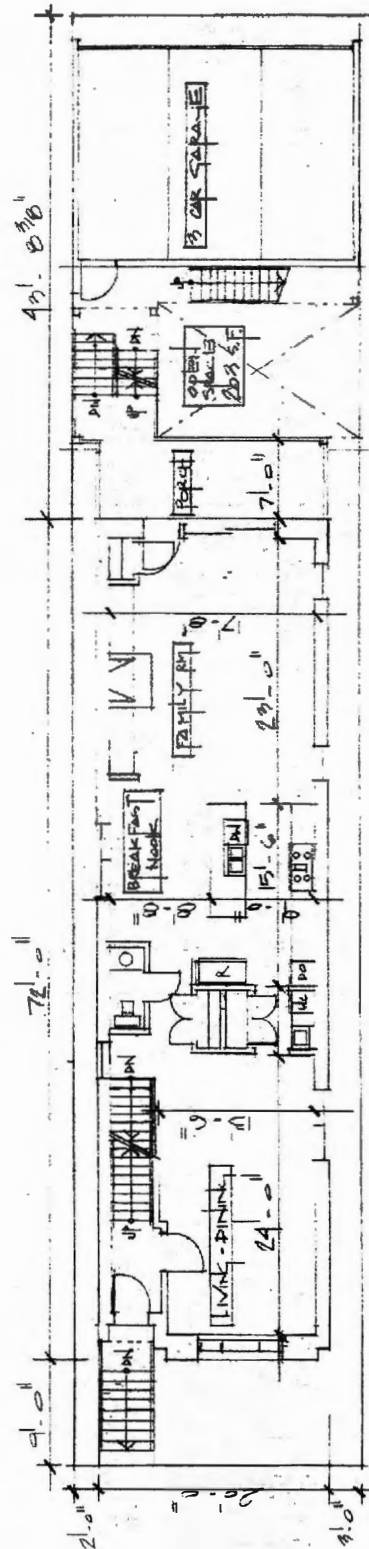


○ BASEMENT FLOOR PLAN
1/8" = 1'-0"

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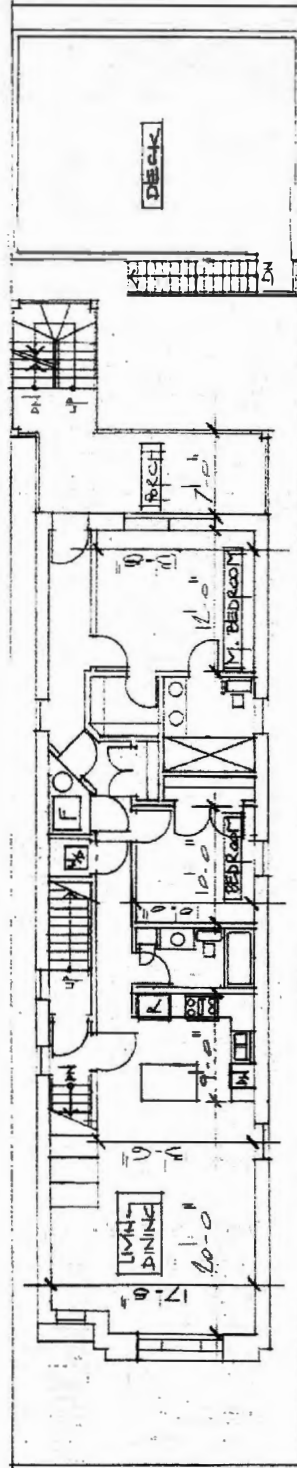


1st Floor Plan 1425 sq. ft.
 1/8" = 1'-0"

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 LICENSE NUMBER 184-011485

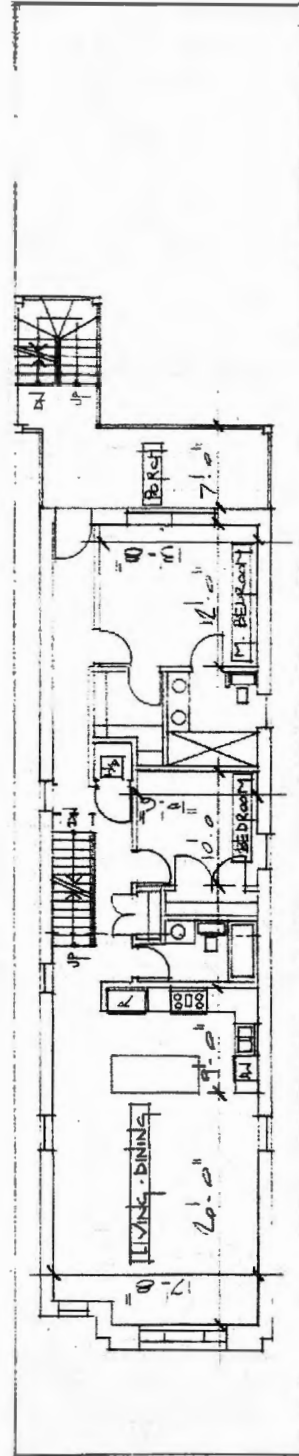
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 CHICAGO, ILLINOIS 60602
 FAX (312) 755-1811
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2nd Floor Plan 1425 S.F.
 1/8" = 1'-0"

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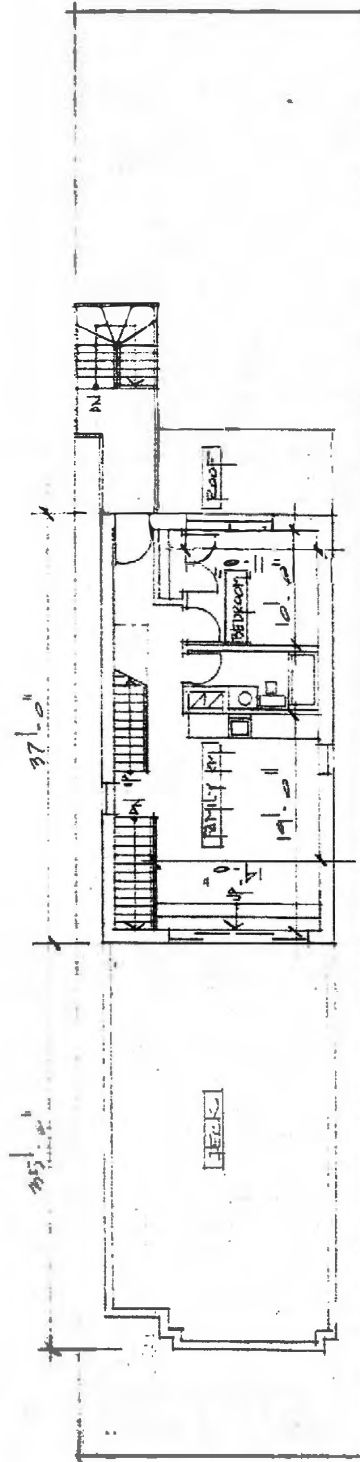


3RD FLOOR PLAN 1,425 S.F.
 1/8" = 1'-0"

Final for Publication

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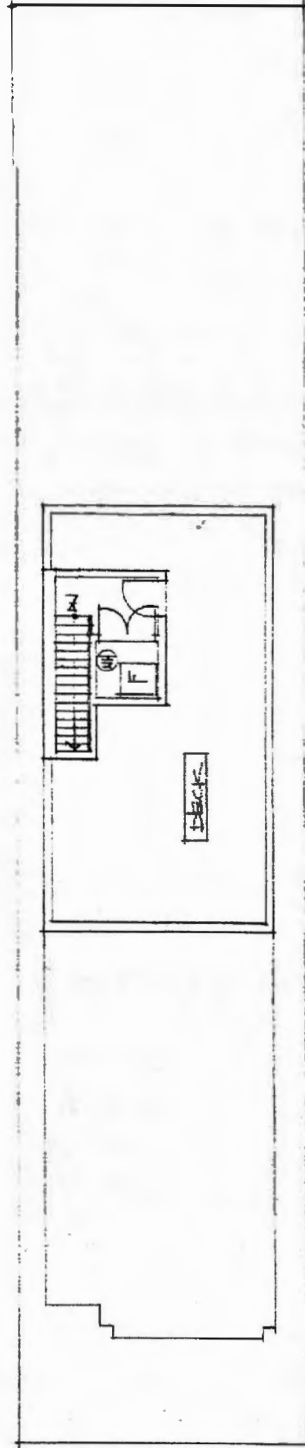


○ 4TH Floor PLAN 74'-0" x 37'-0"

Final for Publication

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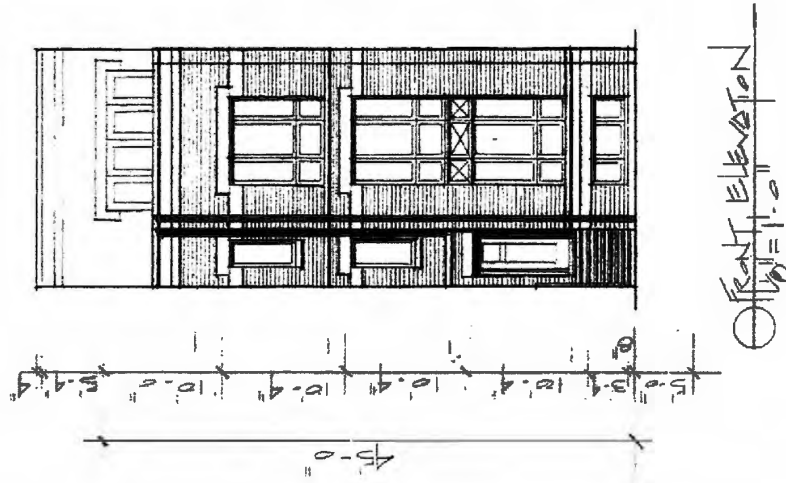


Roof Plan
1/8" = 1'-0"

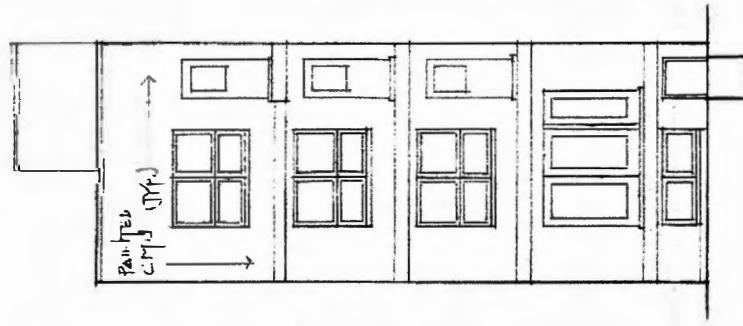
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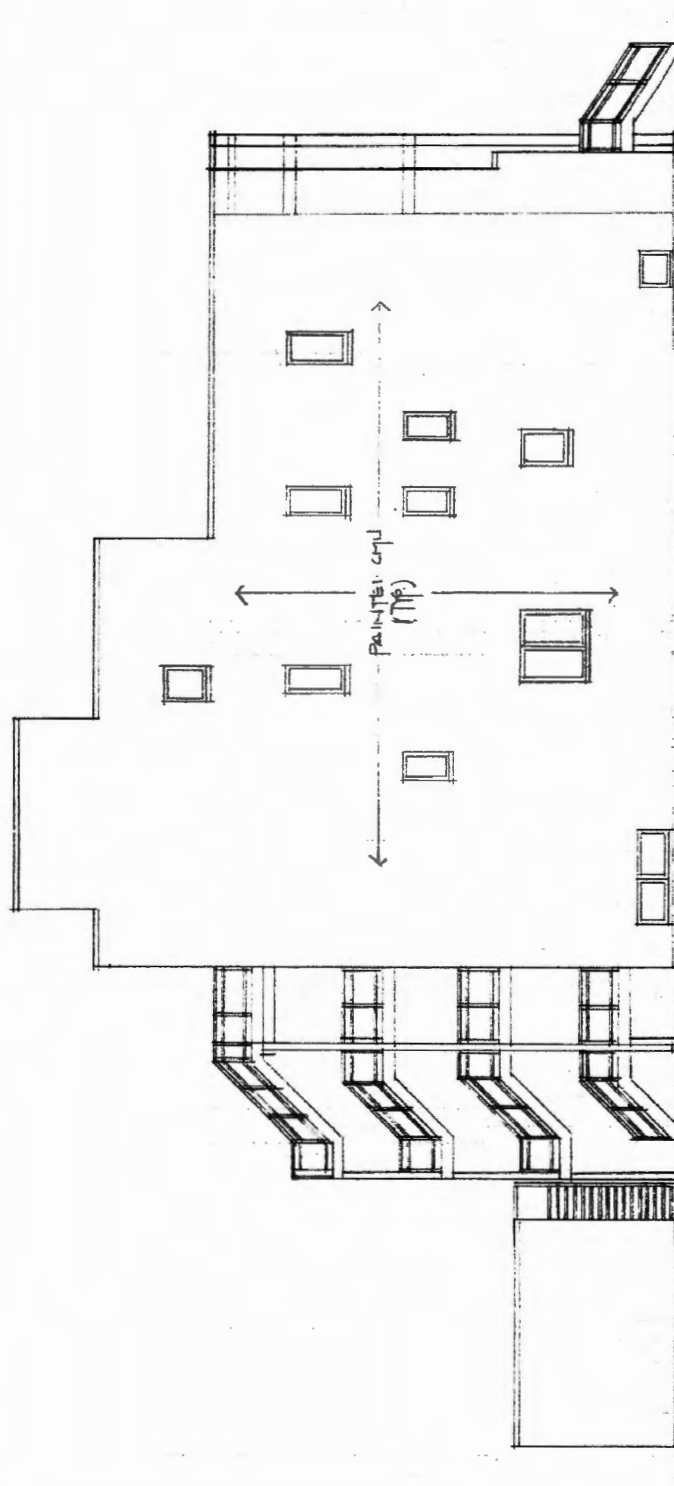


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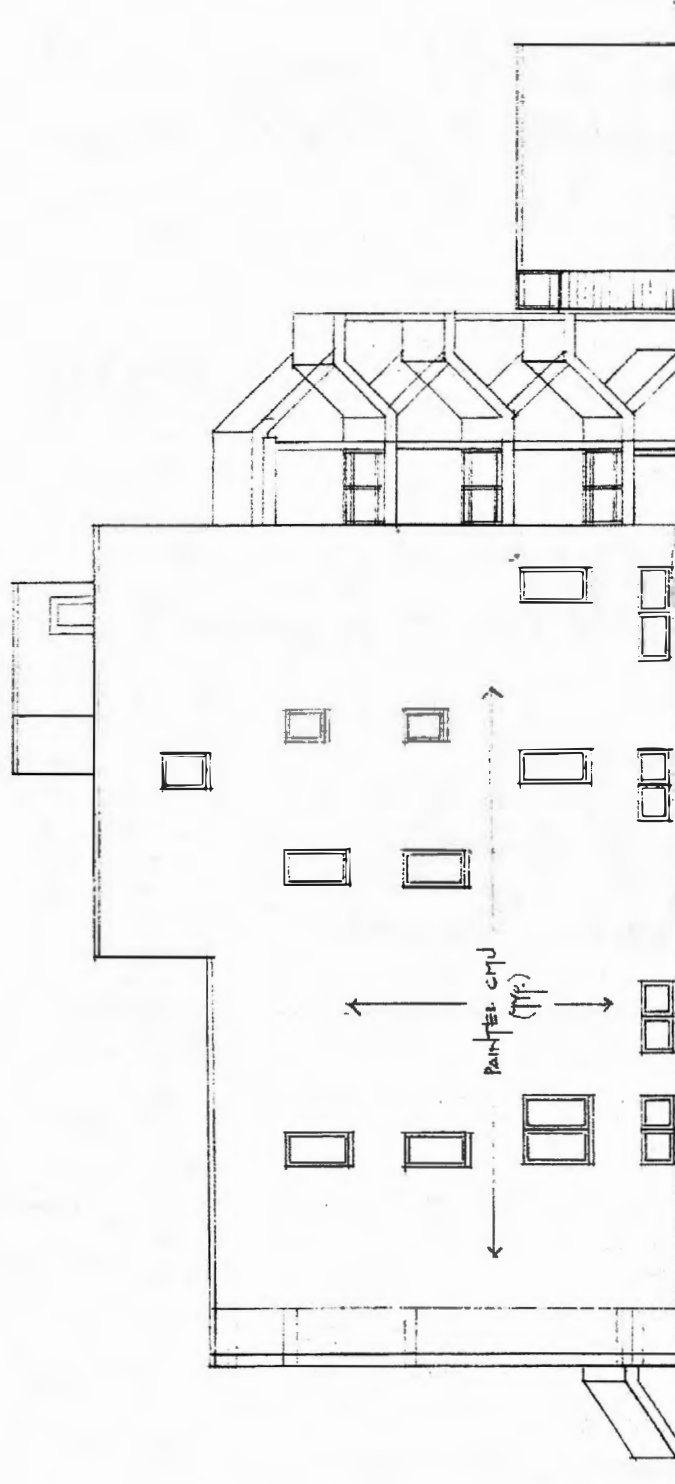
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○ EAST ELEVATION
 1/8" = 1' - 0"

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 FAX: (312) 701-1001
 EMAIL: PHANNA@PHANNA.COM
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West Elevation
 1/8" = 1'-0"

Reclassification Of Area Shown On Map No. 3-I.

(Application No. 23111T1)

(Common Address: 2705 -- 2707 W. Augusta Blvd.)

[O2026-0026204]

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 3-I in the area bounded by:

West Augusta Boulevard; a line 25.8 feet west of and parallel to North Washtenaw Avenue; the public alley next south of and parallel to West Augusta Boulevard; and a line 74.8 feet west of and parallel to North Washtenaw Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan and Front, South, East and West
Building Elevations attached to this
ordinance printed on pages 47586
through 47590 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 -- 2705-07 West Augusta Boulevard, Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: Approximately 6,125 square feet
2707 W. Augusta Blvd. : 3,000 square feet
2705 W. Augusta Blvd. : 3,125 square feet

Proposed Land Use: The Applicant intends to divide the zoning lot into two (2) separate zoning lots so the newly created zoning lot at 2705 West Augusta Boulevard can be developed with a new four-story three (3) dwelling unit residential building. The proposed building will measure approximately 44 ft.-10 in. in height and be supported by three (3) off-street parking spaces. The height and footprint of the existing multi-unit residential building at 2707 West Augusta Boulevard will remain without change. The subject property is a Transit Served Location based on its proximity to the CTA Chicago Avenue Bus Line Corridor. 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 17-13-1003-K of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking requirement for 2707 West Augusta Boulevard from three (3) parking spaces to two (2) parking spaces, for 2705 West Augusta Boulevard increase the off-street parking ratio for a Transit Served Location from 66.6% (2 parking spaces) to 100% (3 parking spaces), reduce the front setback to 10 ft., reduce the rear setback to 21 ft.-6 in., waive the rear yard open space requirement, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

- (A) The Project's Floor Area Ratio:
 - a. 2707 W. Augusta Blvd.: Existing to remain
 - b. 2705 W. Augusta Blvd.: 5,310 square feet (1.7 FAR)
- (B) The Project's Density (Minimum Lot Area Per D.U.):
 - a. 2707 W. Augusta Blvd.: 1,000 square feet per D.U.
(3 residential units)
 - b. 2705 W. Augusta Blvd.: 1,041.67 square feet per D.U.
(3 residential units)
- (C) The amount of off-street parking:
 - a. *2707 W. Augusta Blvd.: 2 parking spaces
 - b. *2705 W. Augusta Blvd.: 3 parking spaces

*The subject property is a designated Transit Served Location based on its proximity to the CTA Chicago Avenue Bus Line Corridor. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking requirement from three (3) parking spaces to two (2) parking spaces 2707 W. August Blvd. and

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increase the off-street parking ratio for a Transit Served Location from 66.6% (2 parking spaces) to 100% (3 parking spaces) for 2705 W. August Blvd.

(D) Setbacks:

- a. 2707 W. Augusta Blvd.:
 - i. Front Setback: Existing to remain
 - Side Setbacks:
 - West Side: Existing to remain
 - East Side: Existing to remain
 - ii. c. Rear Setback: Existing to remain

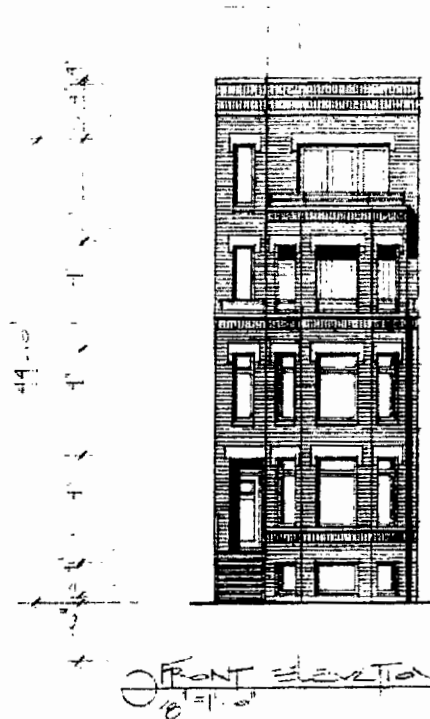
- b. 2705 W. Augusta Blvd.:
 - i. *Front Setback: 12.51 feet (proposed)
 - Side Setbacks:
 - West Side: 2 feet (proposed)
 - East Side: 3 feet (proposed)
 - ii. *Rear Setback: 37.5 feet (proposed)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the front setback to 10 feet and reduce the rear setback to 21 feet-6 inches.

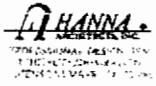
(E) Building Height:

- a. 2707 W. Augusta Blvd.: Existing to remain
- b. 2705 W. Augusta Blvd.: 44 feet-10 inches (proposed)

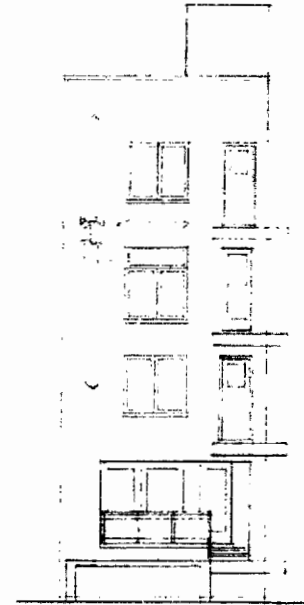
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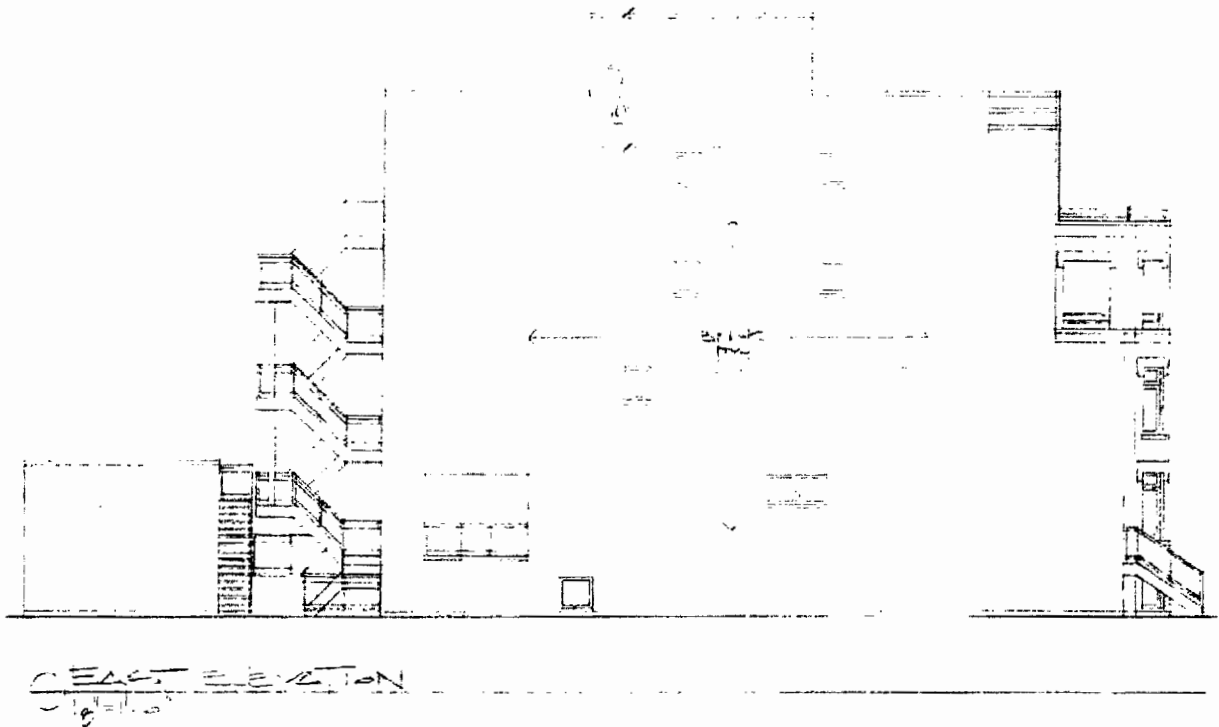


Section Elevation
1/8" = 1'-0"

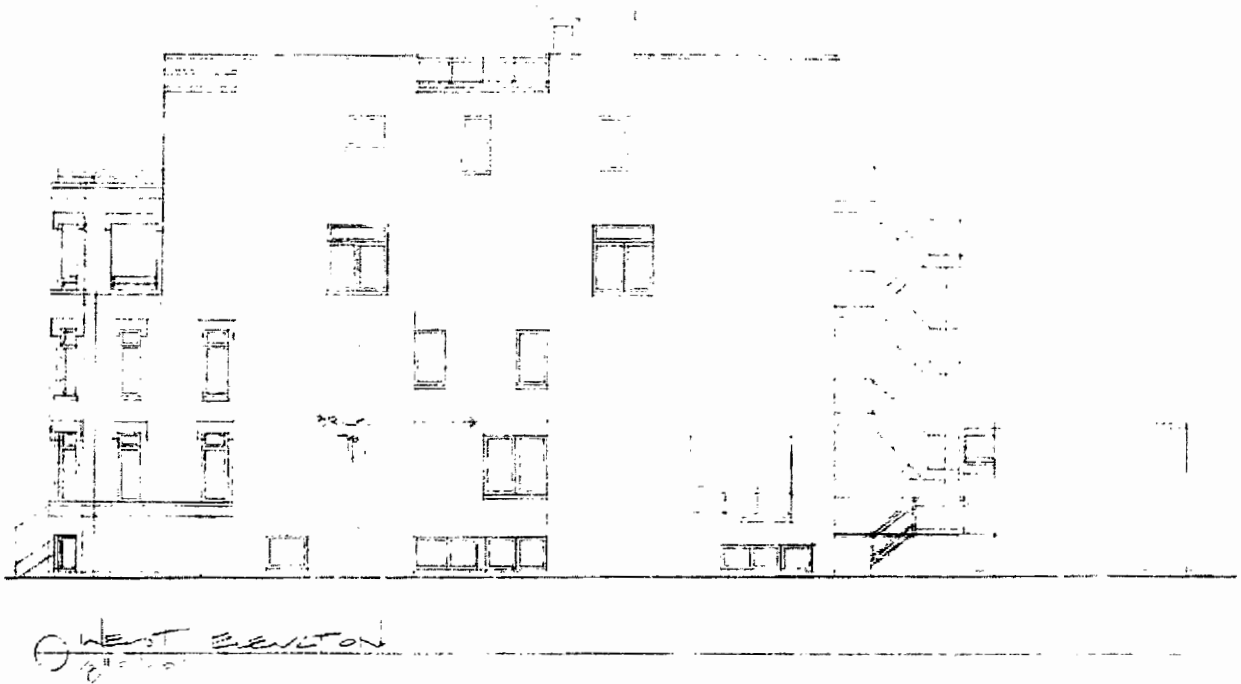
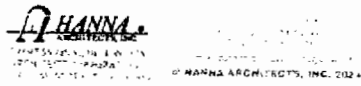
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Reclassification Of Area Shown On Map No. 4-J.
(Application No. A-9111)
(Common Address: 1601 S. Avers Ave. And 1600 S. Hamlin Ave.)
[O2026-0025377]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 4-J in the area bounded by:

South Avers Avenue; West 16th Street; South Hamlin Avenue; and a line 25 feet south of and parallel to West 16th Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 4-J.
(Application No. A-9110)
(Common Address: 1601 -- 1607 S. Lawndale Ave.)
[O2026-0025378]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 4-J in the area bounded by:

West 16th Street; the alley next east of and parallel to South Lawndale Avenue; a line 72 feet south of and parallel to West 16th Street; and South Lawndale 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. 4-J.

(Application No. 23107T1)

(Common Address: 3400 -- 3436 W. Ogden Ave., 1817 -- 1837 S. Trumbull Ave. And 1816 -- 1824 S. Homan Ave.)

[O2026-0026195]

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 Ordinances, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 4-J in the area generally bounded by:

South Trumbull Avenue; West Ogden Avenue; South Homan Avenue; and the alley next south of and parallel to West 18th Street and extended west where no alley exists,

to those of a C1-3 Neighborhood Commercial District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Type 1 Zoning Drawing Set; Code Matrix; Landscape Plan; Landscape Details; Architectural Site Plan; Levels 1, 2, 3, 4, 5 and 6 Floor Plans; Roof Plan; and Exterior Elevations attached to this ordinance printed on pages 47595 through 47608 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

TYPE 1 ZONING MAP AMENDMENT Zoning Narrative and Plans

Lawndale Redefined LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 3400-36 W. Ogden Avenue/1817-37 S. Trumbull Avenue/1816-24 S. Homan Avenue (the “Property”). The Applicant is a joint venture entity established by industry leaders in the areas of real estate development and construction, namely Griggs Real Estate Ventures, 548 Development and Imagine Group who have collaborated to revitalize the Ogden Avenue corridor by establishing a vibrant, mixed-use development at the Property, which will be the center of activity in the North Lawndale community. The Applicant’s proposed development will consist of retail uses, mixed-income housing and a public plaza and playground area for the use and enjoyment of community residents. In order to allow its proposed development, the Applicant is seeking to amend the Property’s existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District and C1-2 Neighborhood Commercial District to a C1-3 Neighborhood Commercial District.

The Property, consists of a total of approximately 41,827 square feet of site area bounded by a two-story multi-unit residential building and vacant land on the north; South Homan Avenue on the east; West Ogden Avenue on the South; and South Trumbull Avenue on the west. The Property is currently vacant and unimproved except for a 16 ft. wide north-south alley and east-west public alley that bifurcates the site. The Applicant plans to acquire the Property from the City of Chicago, which currently owns the Property.

The Property is a transit-served location (“TSL”) due to its close proximity (1,510 ft.) to the Central Park Pink Line CTA station and Ogden Ave. bus corridor (61 ft.).

The Proposed Development shall include i. new six-story mixed-use, mixed-income building (90,200 sf) which will include i. four (4) retail spaces, within the front portion of the first (1st) floor; ii.) 72-space bike room, storage area, lobby and ancillary uses for residential tenants, located within the rear portion of the first (1st) floor; and iii) a total of fifty-nine (59) residential units within the second–sixth (2nd – 6th) floors).

Forty-eight (48) of the fifty-nine (59) dwelling units will be affordable housing units, in accordance with the City’s 2021 Affordable Requirements Ordinance (“ARO”). Fifteen (15) on-site, exterior parking spaces will be located at the rear of the Property, to be accessed from the alley. The Applicant is seeking a building zoning height of 70’-10” feet, with an overall building height of 73’-6”. The Applicant will provide large open space, with the creation of a public plaza (10,078 sf) and playground area (10,078 sf) for use and enjoyment by community residents.

The proposed Type 1 zoning amendment application will include an embedded Administrative Adjustment (§17-13-1003-P) which seeks relief from the building location requirements (§17-3-0504(B)).

In order to unify the site and create buildable space for portions of the on-site parking, loading and construction of the Proposed Building, the Applicant seeks to vacate the above mentioned 16 ft. wide north-south and east-west public alley (“Proposed Vacation”). The Applicant also plans to “open” a new 16 ft. wide east-west public alley on the north side of the Property (“Proposed Opening”), in order to preserve public alley access from Trumbull Avenue to Homan Avenue. As the City is the owner of such property, the Department of Planning is the Applicant for these Intergovernmental ROW Adjustments, with the Applicant noted as Developer.

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Zoning Data:

- (a) Floor Area and Floor Area Ratio:
 - i. Lot Area: 41,827 sf.
 - ii. Total building area: 90,200 sf.
 - iii. Floor Area Ratio (FAR): 2.2
- (b) Density (Lot Area per Dwelling Unit): 59 dwelling units
- (c) Retail space: 8,905 sf.
- (d) Setbacks:
 - i. Front setback¹
 - Proposed: 0 ft. (Ogden)
 - ii. Rear setback : 45'8"
 - ii. Side setback:
 - 11'-0 1/2" (West setback)
 - 33' (East setback)
- (e) Building zoning height: 70'-10" ²
- (f) Parking:
 - 15 auto spaces
 - 72 bicycle spaces
- (g) Off-street loading: 2 spaces (10' x 25')

¹ Per Section 17-13-1003-P, Applicant is seeking administrative adjustment for relief from building location standards (§17-3-0504-B)

² Due to the Property's TSL location, and 100% of the proposed ARO units will be located on site, the Applicant seeks a building height of 70'-10', which is below the permitted 75 ft. permitted per §17-3-0408(B)(2).

Credit Compliance Matrix - Chicago Lending Reference and 2010 Chicago Construction Cycle									
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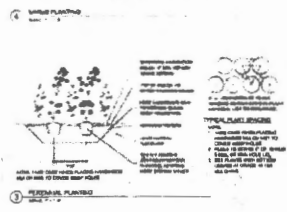
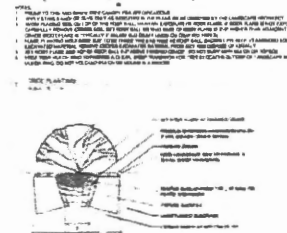
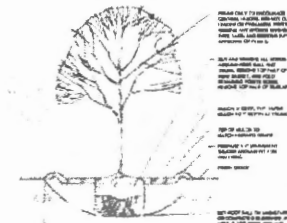
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LANDSCAPE REQUIREMENTS SUMMARY:

Item	Description	Quantity	Notes
1	Plant Schedule	1	See Plant Schedule
2	Plant Schedule	1	See Plant Schedule
3	Plant Schedule	1	See Plant Schedule
4	Plant Schedule	1	See Plant Schedule
5	Plant Schedule	1	See Plant Schedule
6	Plant Schedule	1	See Plant Schedule
7	Plant Schedule	1	See Plant Schedule
8	Plant Schedule	1	See Plant Schedule
9	Plant Schedule	1	See Plant Schedule
10	Plant Schedule	1	See Plant Schedule

PLANT SCHEDULE

Item	Description	Quantity	Notes
1	Plant Schedule	1	See Plant Schedule
2	Plant Schedule	1	See Plant Schedule
3	Plant Schedule	1	See Plant Schedule
4	Plant Schedule	1	See Plant Schedule
5	Plant Schedule	1	See Plant Schedule
6	Plant Schedule	1	See Plant Schedule
7	Plant Schedule	1	See Plant Schedule
8	Plant Schedule	1	See Plant Schedule
9	Plant Schedule	1	See Plant Schedule
10	Plant Schedule	1	See Plant Schedule



Landscaping Redefined, LLC

Wight

1000 N. LaSalle Ave.
Chicago, IL 60610
Tel: 312.555.1234
Fax: 312.555.1235

ENGAGE

db HMS

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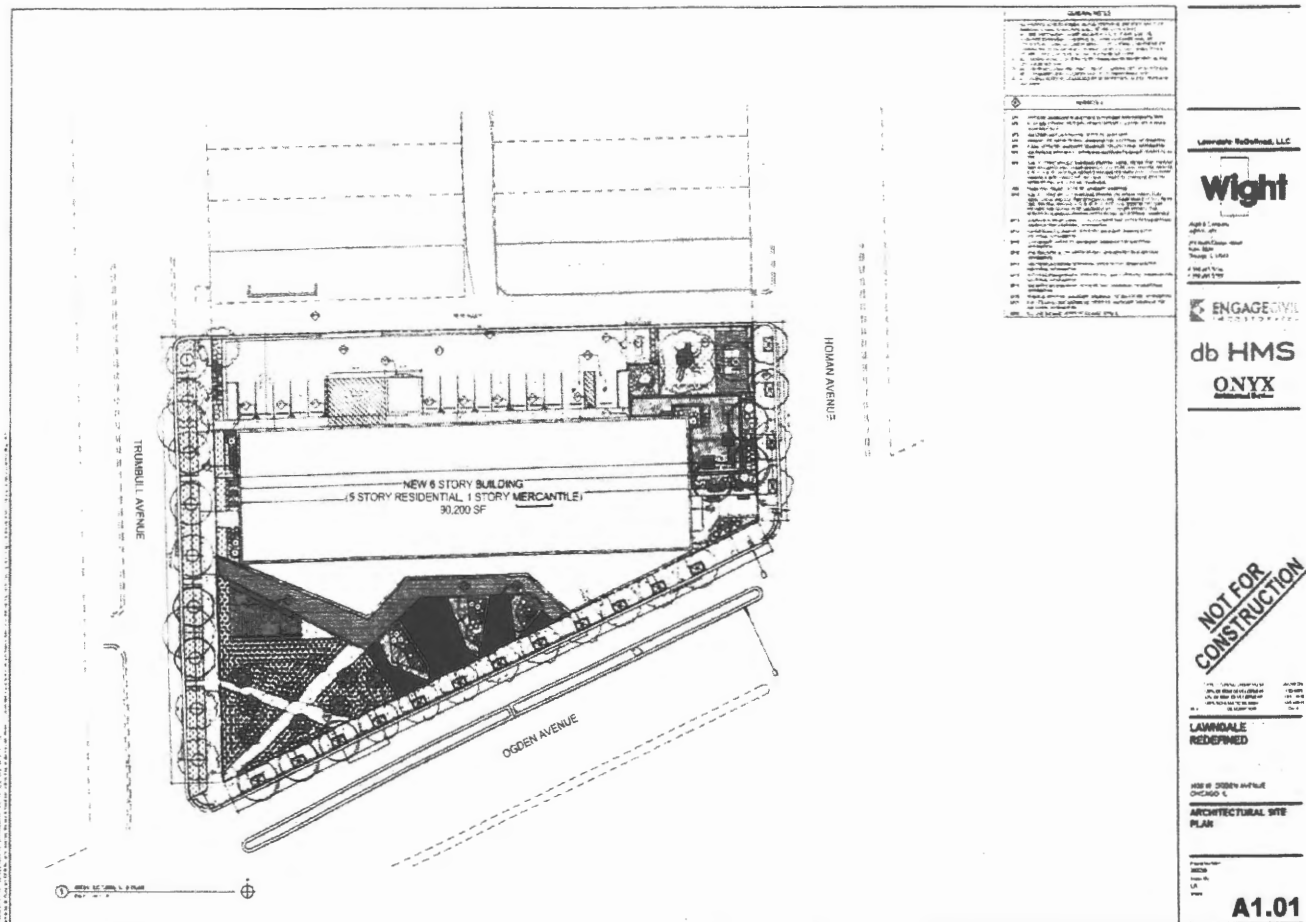
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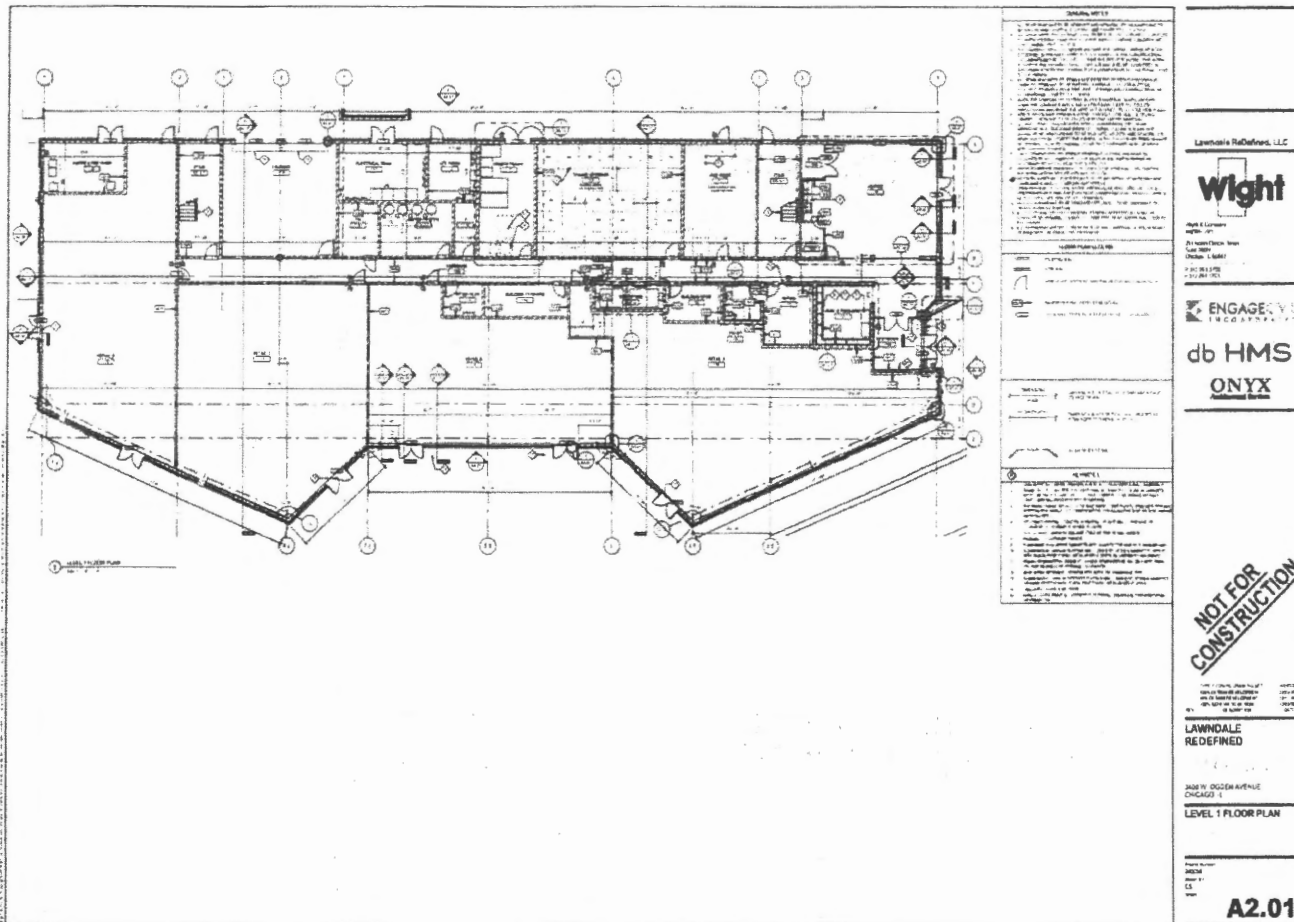
3400 W. 100th Avenue
Chicago, IL 60641

LANDSCAPE DETAILS

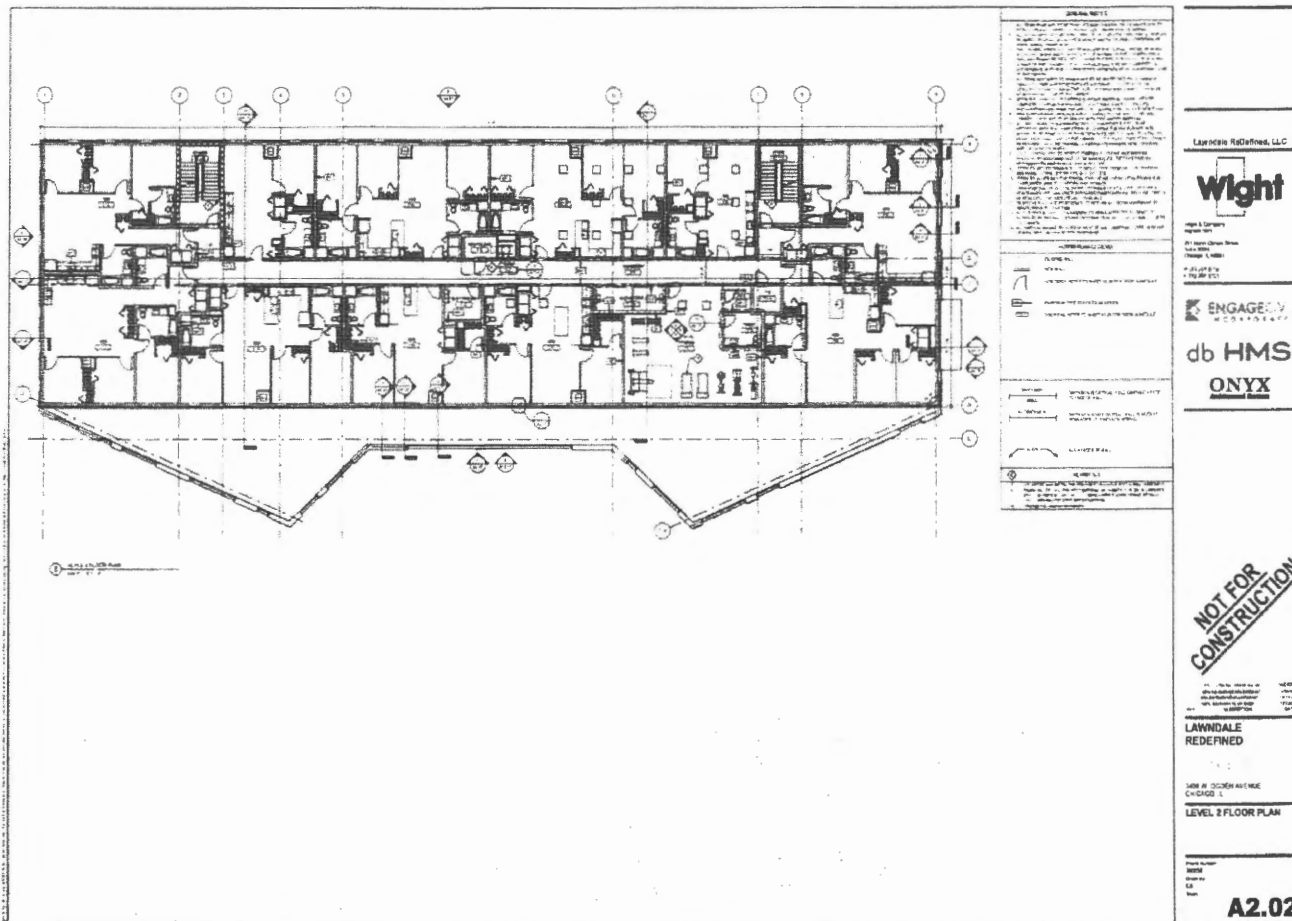
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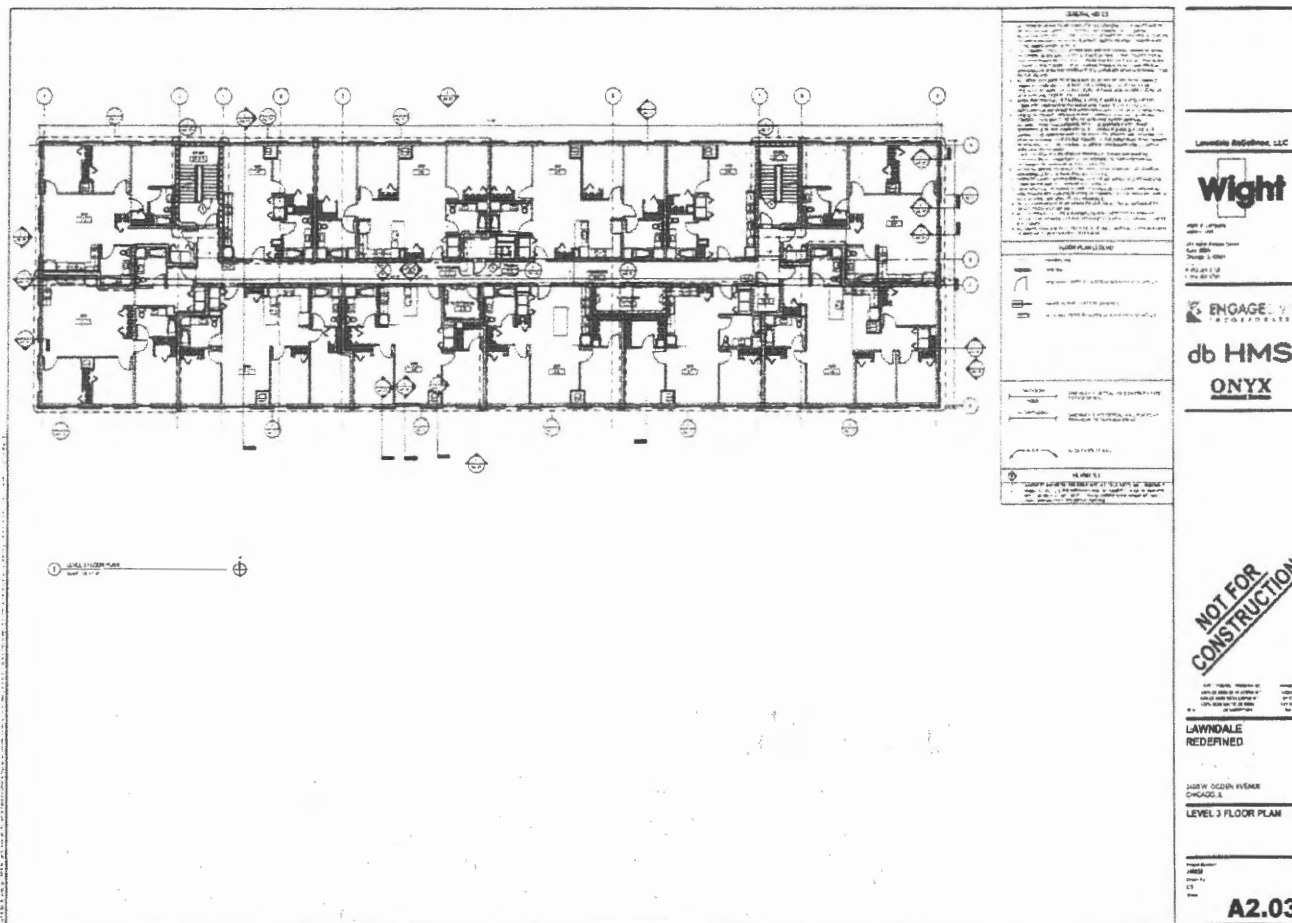
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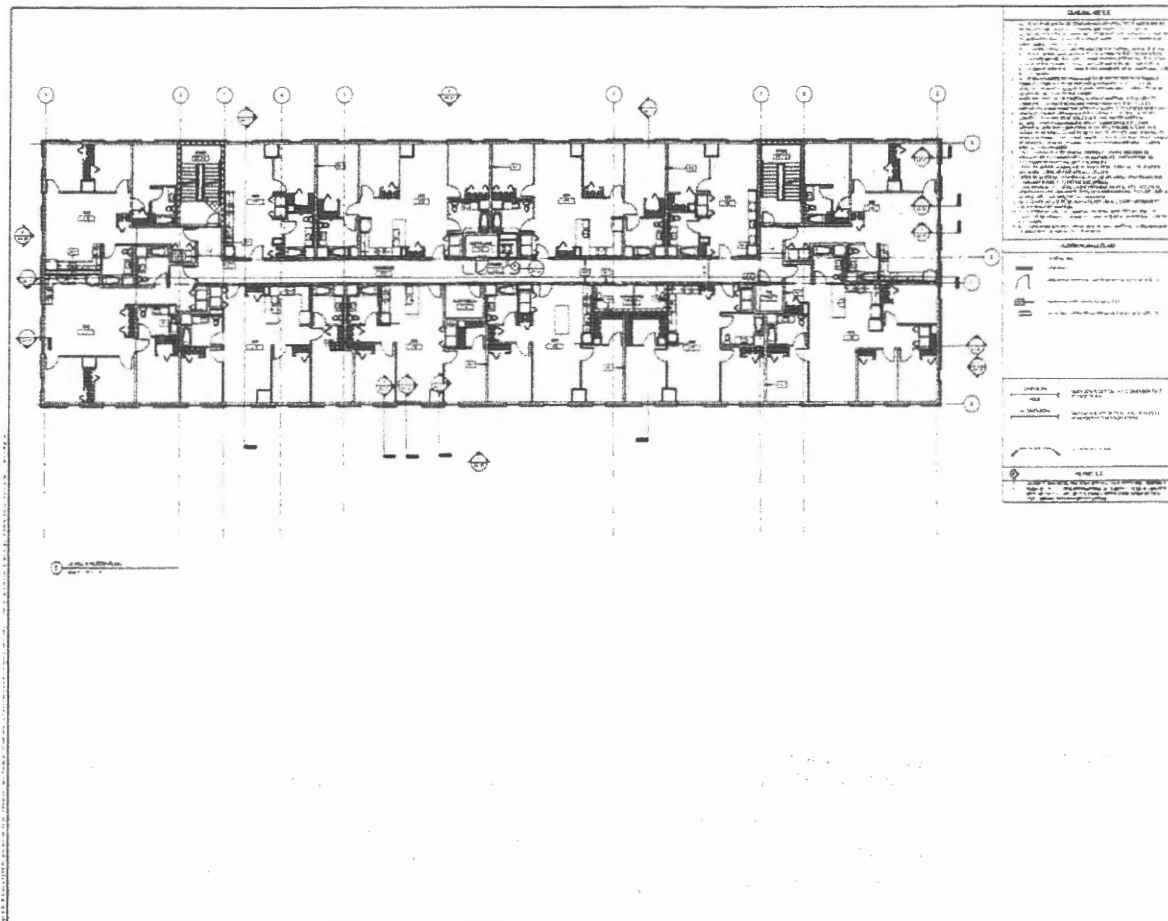
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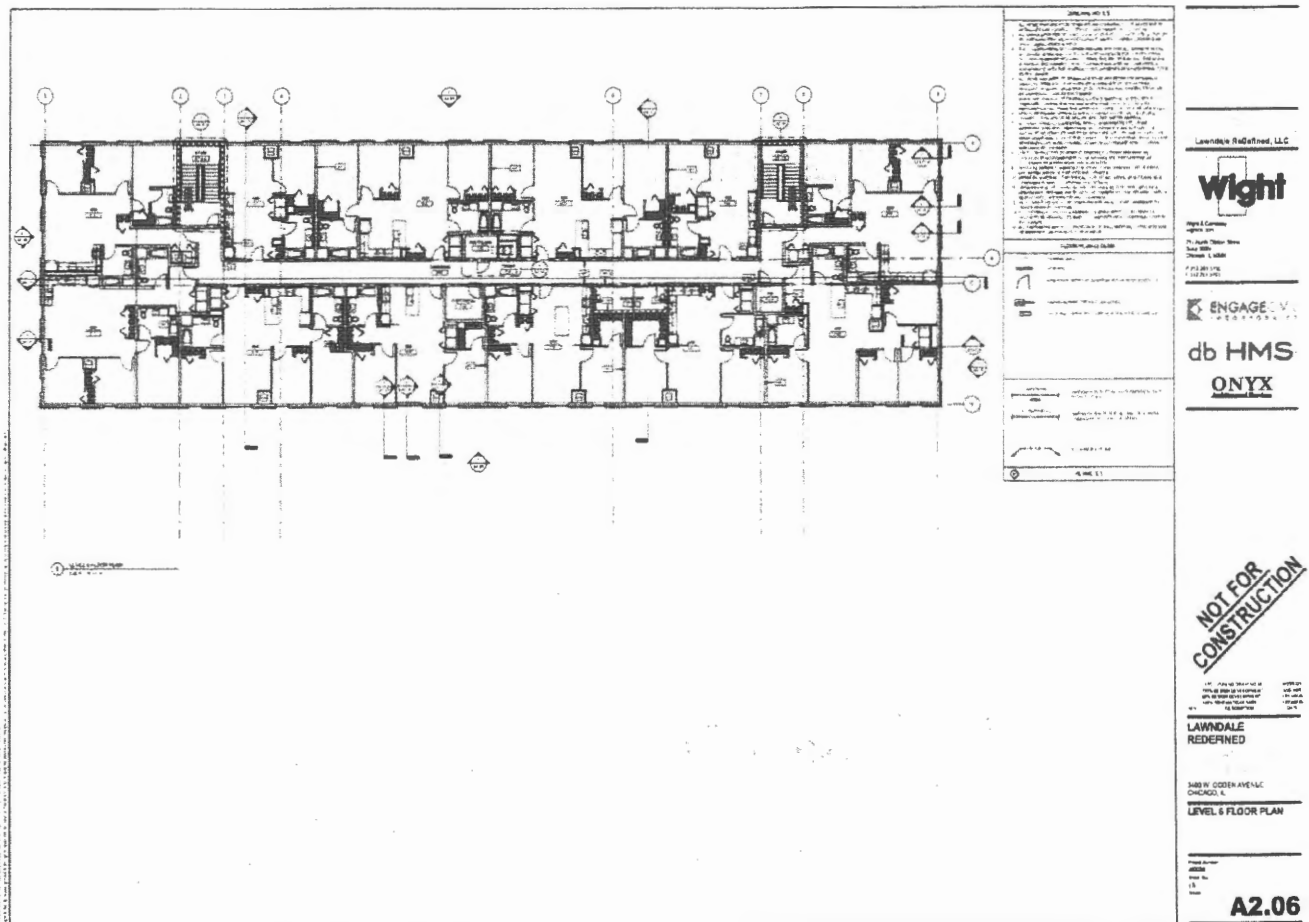
3400 W. OGDEN AVENUE

LEVEL 5 FLOOR PLAN

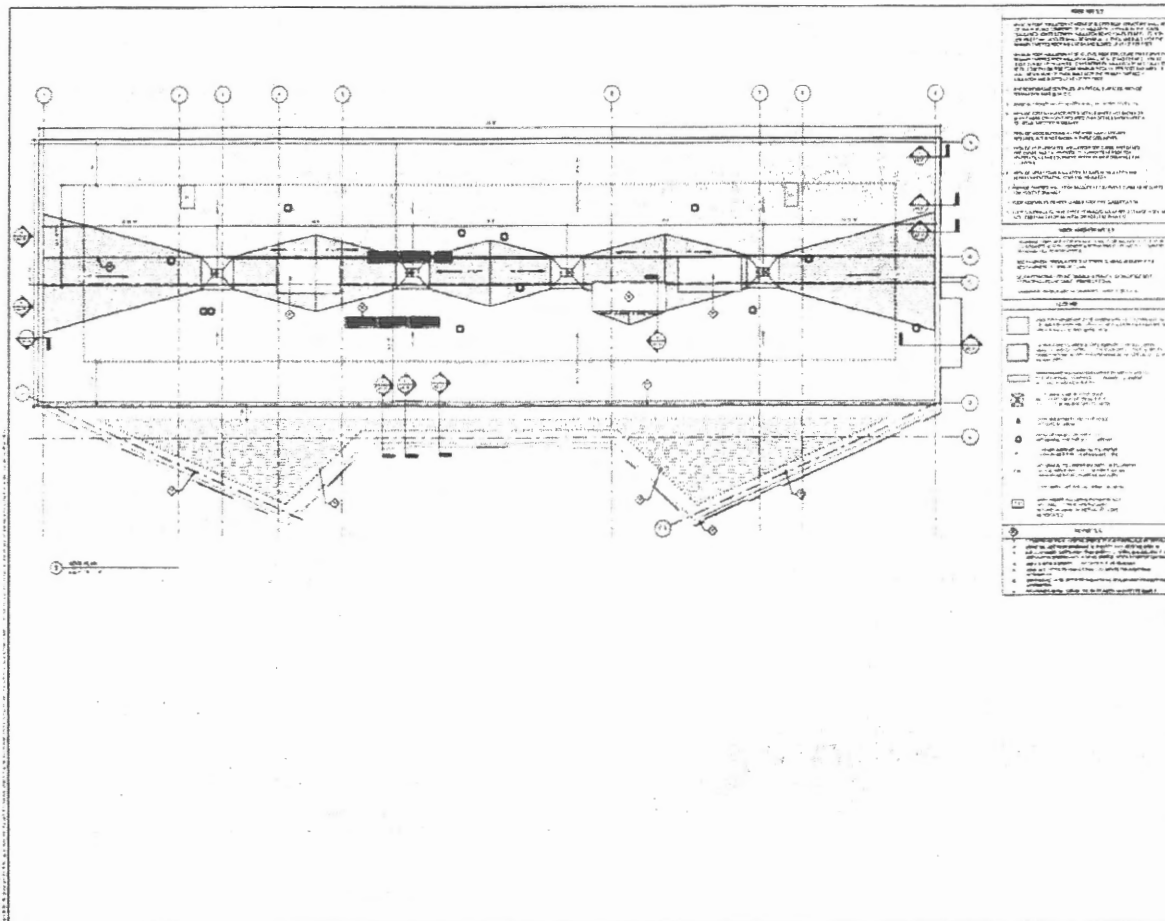
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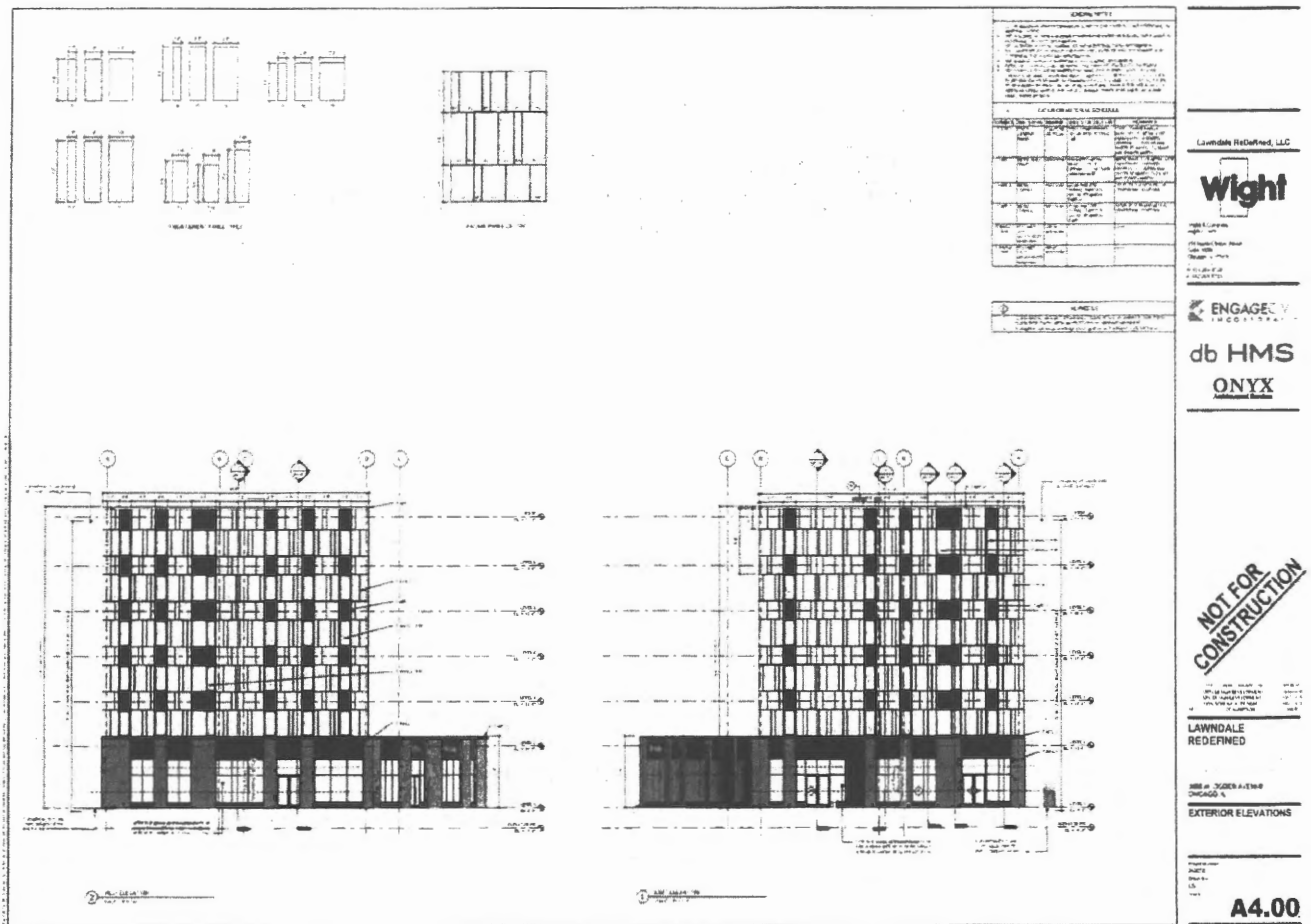
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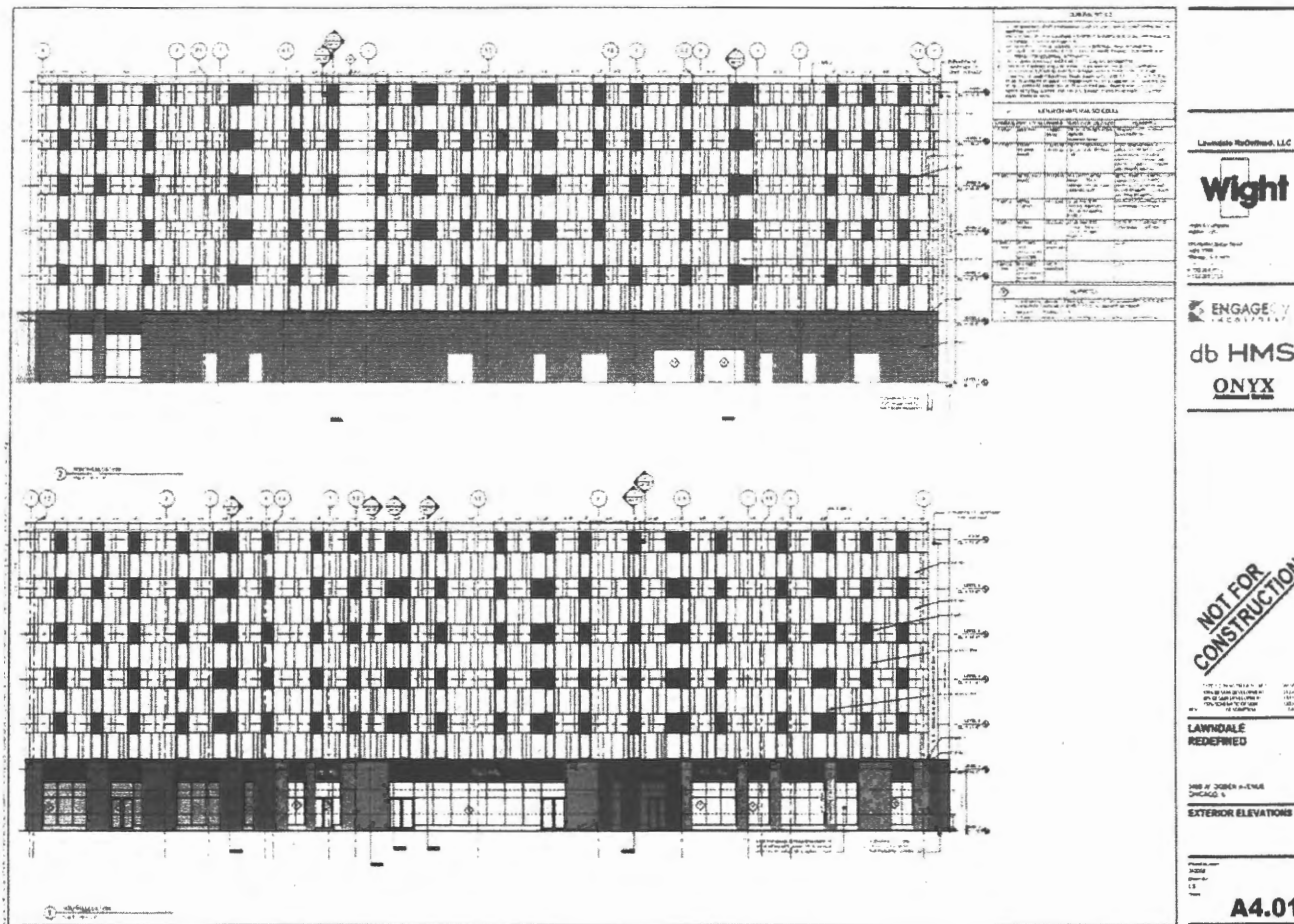
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Reclassification Of Area Shown On Map No. 4-J.

(Application No. A-9112)

(Common Address: 1559 S. Sawyer Ave.)

[O2026-0025373]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 4-J in the area bounded by:

South Sawyer Avenue; a line 28.75 feet north of and parallel to West 16th Street; the alley next east of and parallel to South Sawyer Avenue; and West 16th 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. 4-J.

(Application No. A-9113)

(Common Address: 1558 S. Spaulding Ave.)

[O2026-0025375]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 4-J in the area bounded by:

the alley next west of and parallel to South Spaulding Avenue; a line 25 feet north of and parallel to West 16th Street; South Spaulding Avenue; and West 16th 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. 4-J.

(Application No. A-9109)

(Common Address: 3400 -- 3550 And 3401 -- 3551 W. 16th St.)

[O2026-0025380]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 4-J in the area bounded by:

South Central Park Avenue; a line 48 feet north of and parallel to West 16th Street; the alley next west of and parallel to South Trumbull Avenue; a line 50 feet north of and parallel to West 16th Street; South Trumbull Avenue; a line 63 feet north of and parallel to West 16th Street; the alley next west of and parallel to South Homan Avenue; a line 48 feet north of and parallel to West 16th Street; South Homan Avenue; line 50 feet south of and parallel to West 16th Street; the alley next west of and parallel to South Homan Avenue; line 60 feet south of and parallel to West 16th Street; South Trumbull Avenue; line 50 feet south of and parallel to West 16th Street; South Drake Avenue; and a line 52 feet south of and parallel to West 16th 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. 4-J.

(Application No. A-9108)

(Common Address: 3600 -- 3732 W. 16th St. And 3633 -- 3701 W. 16th St.)

[O2026-0025379]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 4-J in the area bounded by:

the alley next east of and parallel to South Hamlin Avenue; a line 100 feet north of and parallel to West 16th Street; South Ridgeway Avenue; a line 60.14 feet north of and parallel to West 16th Street; the alley next east of and parallel to South Ridgeway Avenue; a line 150 feet north of and parallel to West 16th Street; South Lawndale Avenue; the alley next north of and parallel to West 16th Street; South Millard Avenue; a line 40.16 feet north of and parallel to West 16th Street; the alley next east of and parallel to South Millard Avenue; a line 98.89 feet north of and parallel to West 16th Street; South Central Park Avenue; West 16th Street; South Millard Avenue; a line 35 feet south of and parallel to West 16th Street; the alley next west of and parallel to South Millard Avenue; West 16th Street, South Lawndale Avenue; a line 72 feet south of and parallel to West 16th Street; the alley next west of and parallel to South Lawndale Avenue; and West 16th Street,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 4-J.

(Application No. A-9107)

(Common Address: 3615 -- 3621 W. 16th St.)

[O2026-0025382]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 4-J in the area bounded by:

West 16th Street; South Central Park Avenue; the alley next south of and parallel to West 16th Street; the alley next west of and parallel to South Central Park Avenue; a line 385 feet south of and parallel to West 16th Street; and South Millard Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 4-J.

(Application No. A-9106)

(Common Address: 3717 W. 16th St., 1601 S. Ridgeway Ave.,
3733 W. 16th Street And 1601 S. Hamlin Ave.)

[O2026-0025383]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 4-J in the area bounded by:

West 16th Street; the alley next east of and parallel to South Ridgeway Avenue; a line 48 feet south of and parallel to West 16th Street; South Ridgeway Avenue; a line 41 feet south of and parallel to West 16th Street; the alley next east of and parallel to South Hamlin Avenue; a line 50 feet south of and parallel to West 16th Street; and South Hamlin 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. 5-G.
(Application No. 23096T1)
(Common Address: 1720 -- 1726 N. Clybourn Ave.)

[O2026-0026100]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Clybourn Avenue; a line 196 feet northwest of the intersection of West Concord Place and North Clybourn Avenue, as measured along the northwestern right-of-way line of North Clybourn Avenue and perpendicular thereto; a public alley southwest of and parallel to North Clybourn Avenue; and a line 268 feet northwest of the intersection of West Concord Place and North Clybourn Avenue, as measured along the northwestern right-of-way line of North Clybourn Avenue and perpendicular thereto,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan/First Floor Plan; Levels 2 and 5 Floor Plans;
Roof Plan; North, South, East and West Building
Elevations; and Transit Distance Map attached
to this ordinance printed on pages 47616
through 47624 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

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17-13-0303-C(1) Type 1 Narrative & Plans – 1720-26 North Clvbourne Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: Approximately 7,200 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new five-story residential building containing twenty-four (24) dwelling units. The proposed building will measure 55 ft. in height and will be supported by five (5) off-street parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1101-D and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking space requirement from twelve (12) parking spaces to five (5) parking spaces, reduce the rear setback for the residential units from the required 30 ft. to 18 ft.-4 in., and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 28,800 square feet (3.89 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 300 square feet per D.U.
(24 residential units)

(C) The amount of off-street parking: 5 parking spaces

*Pursuant to Sec. 17-13-1101-D, the Applicant is seeking to reduce the number of off-street parking spaces from the required 12 parking spaces to 5 parking spaces.

(D) Setbacks:

- a. Front Setback: zero
- b. Side Setbacks:
 - East Side: 2 feet
 - West Side: 2 feet
- c. *Rear Setback: 18 feet-4 inches

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for the residential units from the required 30 ft. to 18 ft.-4 in.

(E) Building Height: 55 feet

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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 491 linear feet of the Ashland and North CTA bus line corridors (routes 9 and 72, respectively) and within 870 ft. of the Clybourn/North CTA Red Line Rail station. The proposed residential building containing twenty-four (24) residential units will be supported by five (5) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (12 parking spaces) to 20.08% (5 parking spaces).
2. The Applicant's building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the main residential entrance of the proposed building fronts along North Clybourn Avenue and the proposed front setback is zero. Furthermore, the entrance widths do not exceed 12 ft., the entrance depths do not exceed the entrance width, the entrances are not more than two-stories in height, and the proposed building elevations comply with the window transparency requirements.
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location near the Clybourn/North CTA red Line Rail Station, the Ashland CTA bus line corridor, and the North CTA bus line corridor. The Applicant believes the development will improve the subject area for residents and other commuters traveling in the subject area.
4. The proposed residential building will contain twenty-four (24) residential units. The proposed building will be supported by five (5) off-street parking spaces and twelve (12) onsite bicycle parking spaces. The Applicant is seeking administrative approval to permit the off-street parking ratio reduction (5 parking spaces proposed) for the residential units pursuant to the TOD Ordinance.
5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a two-story mixed-use building and a three-story residential building with a new five-story residential building along North Clybourn Avenue. The proposed residential units will provide additional residential housing inventory to meet market demand. Based on the subject property's proximity to mass transit, 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.

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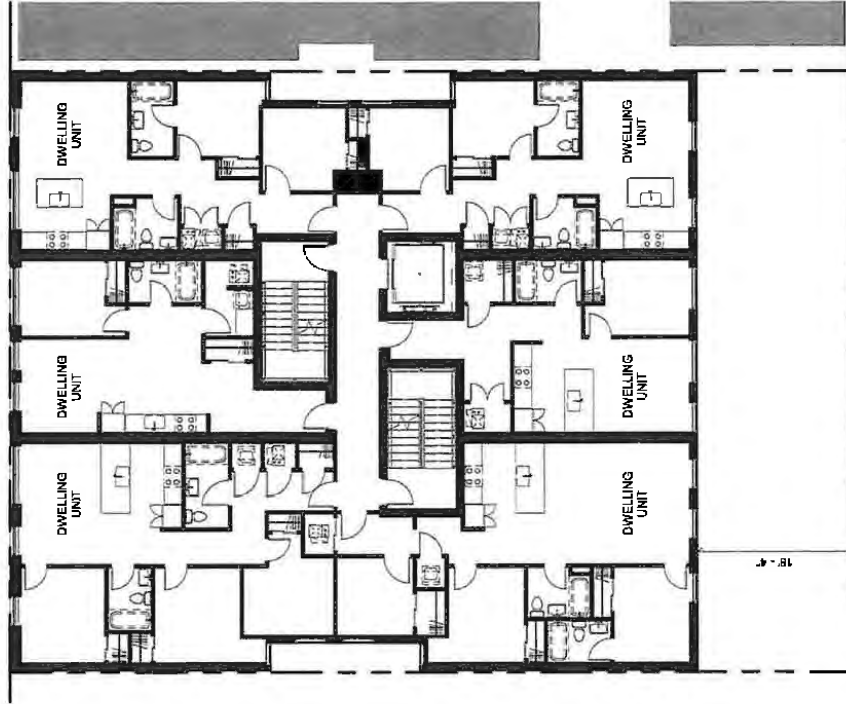
1724 N Clybourn

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Zoning Matrix

	Required/Allowed	Proposed
Zoning	B1-2	B2-3
Lot Area	7,200	7,200
F.A.R.	2.2	4.0
Allowed FAR SF	15,840	28,800
Proposed SF		28,800
Height	65'-0"	55'-0"
Setbacks		
Front	0'-0"	0'-0"
Sides	0'-0"	2" (both)
Rear	30'-0" @ Dwelling Units	18'-4"
Unit Total	8 Units	25
Dwelling Units	7	24
Efficiencies	20% Max (1)	4% (1)
ARO		5
ARO On-site		5
Total Type A		9
Vehicle Parking	59	5
Loading Berths		-
Bike Parking	59	12
Variations	1. Rear yard setback to dwelling unit 18'-4"	
	2. TSL Parking Reduction to 20% of Unit Count	

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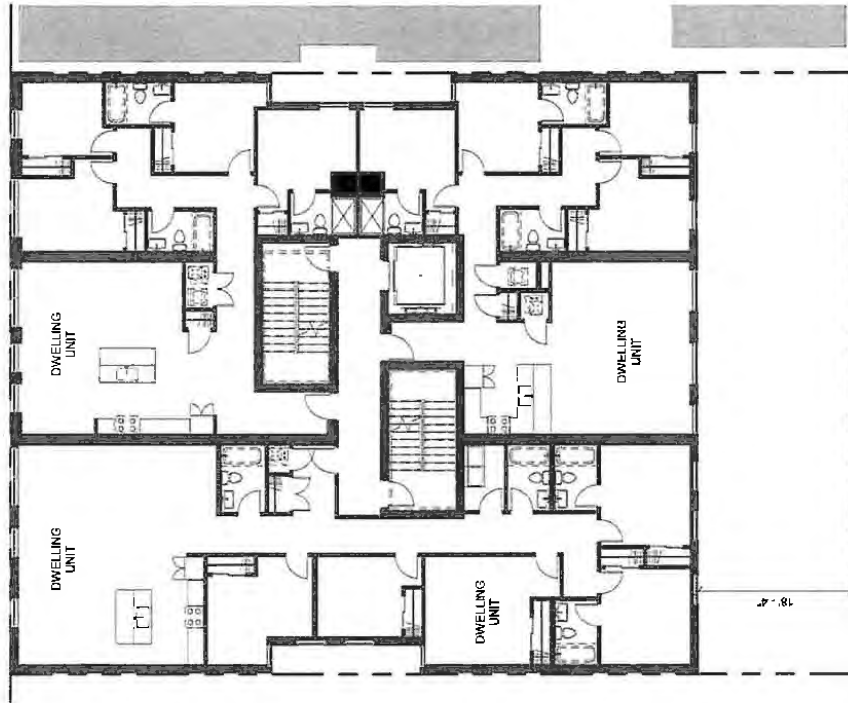
0' 16' 32'

LEVEL 2 FLOOR PLAN

Applicant: 1730 Clybourn LLC
Address: 1720 - 1726 North Clybourn Avenue

ECKENHOFF SAUNDERS

Final for Publication



0' 16' 32'

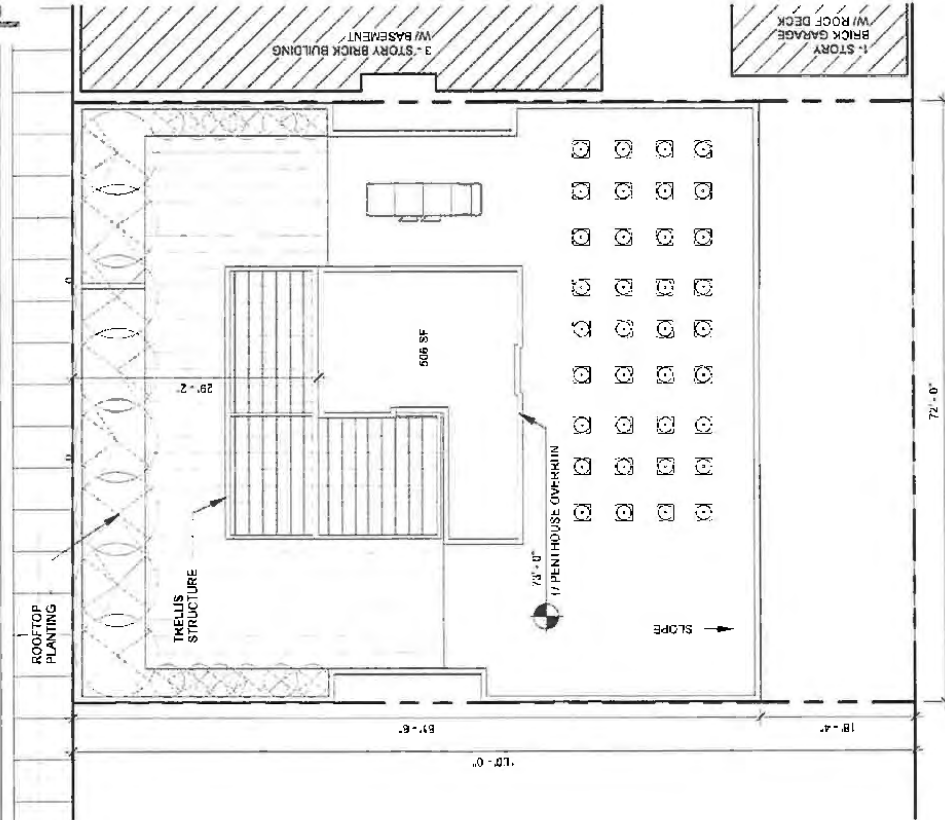
LEVEL 5 FLOOR PLAN

ECKENHOFF SAUNDERS

Applicant:
Address:

1730 Clybourn LLC
1720 - 1726 North Clybourn Avenue

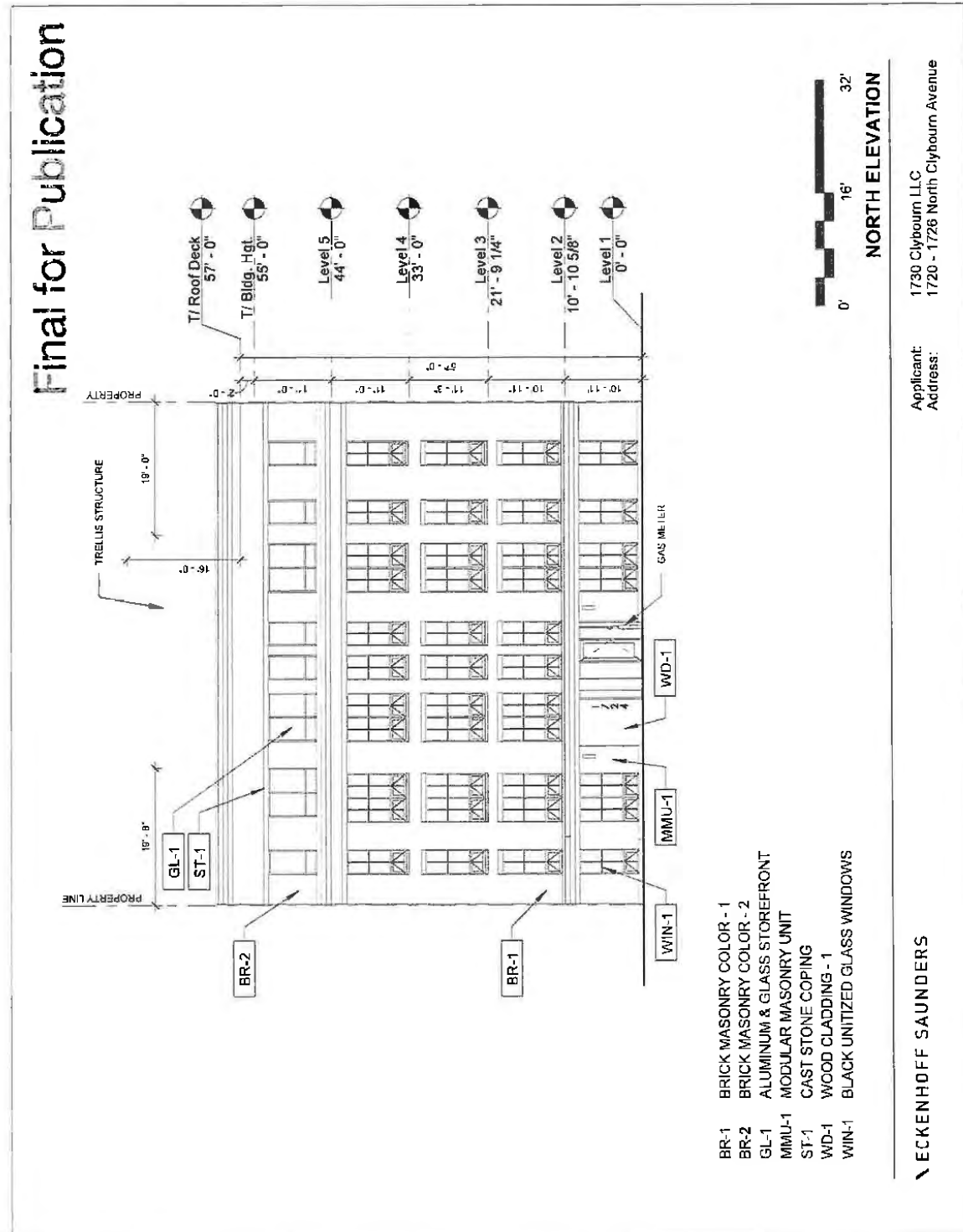
Final for Publication



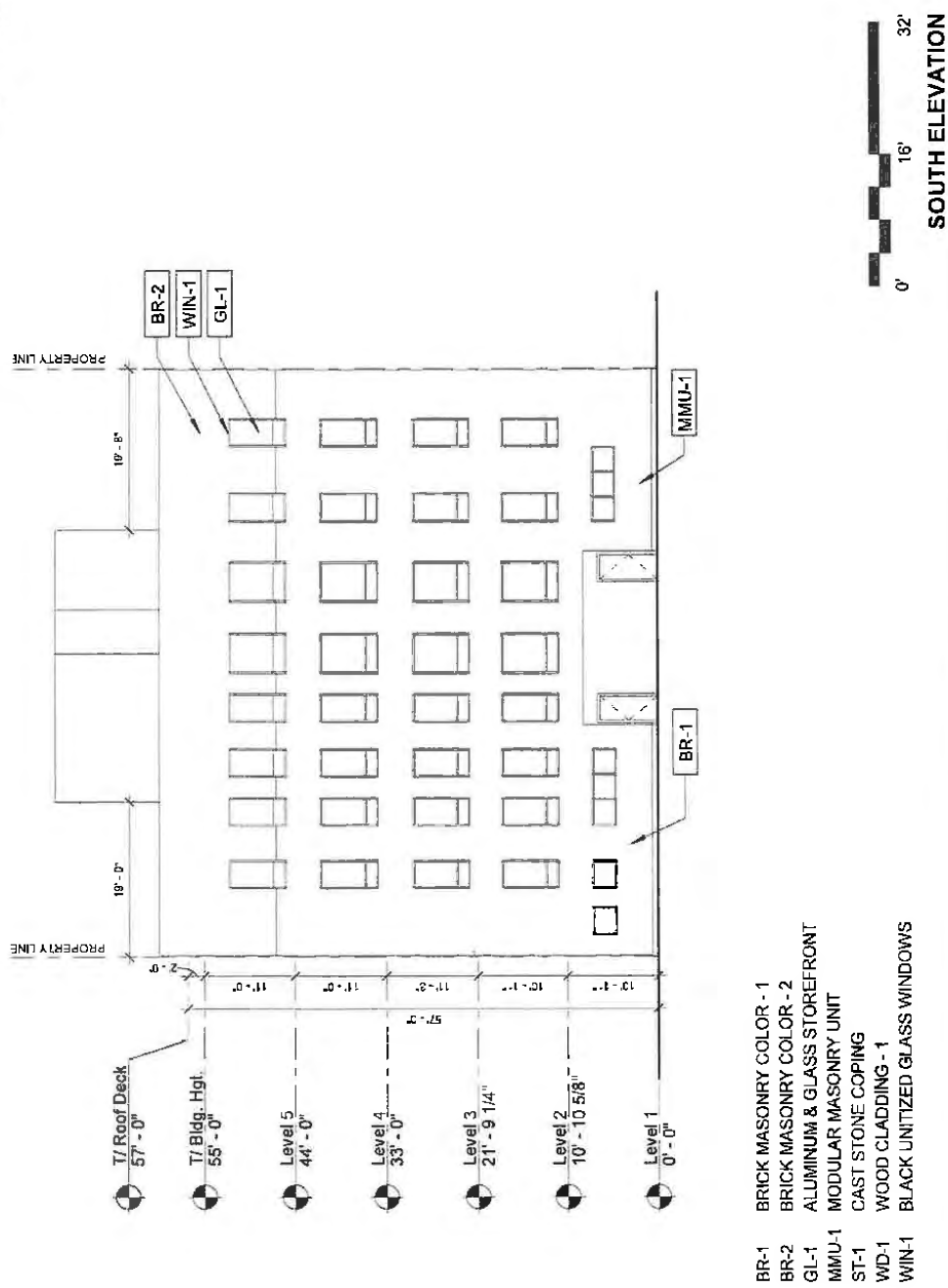
ROOF PLAN

Applicant: 1730 Clybourn LLC
Address: 1720 - 1726 North Clybourn Avenue

ECKENHOFF SAUNDERS



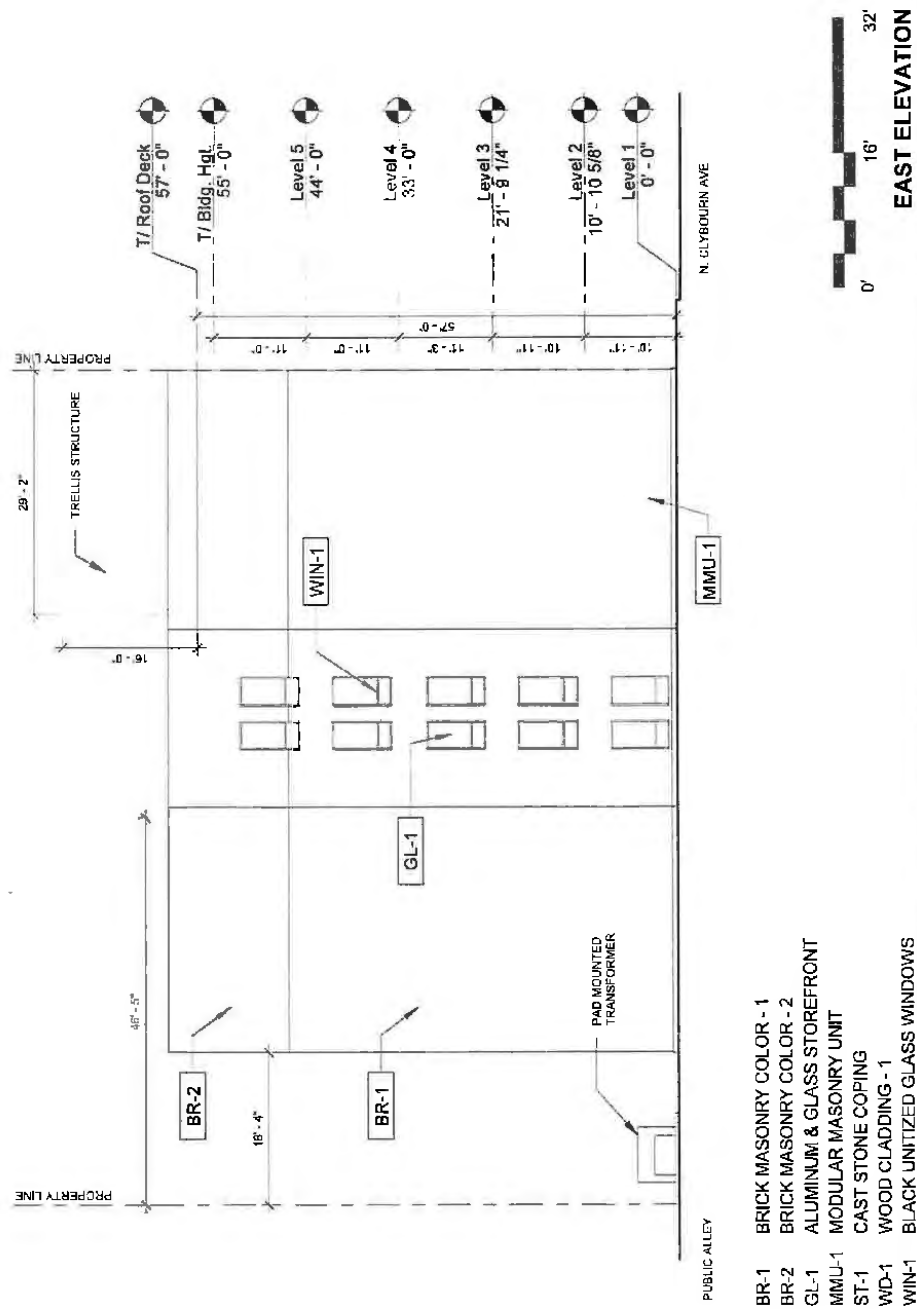
Final for Publication



Applicant: 1730 Clybourn LLC
Address: 1720 - 1726 North Clybourn Avenue

ECKENHOFF SAUNDERS

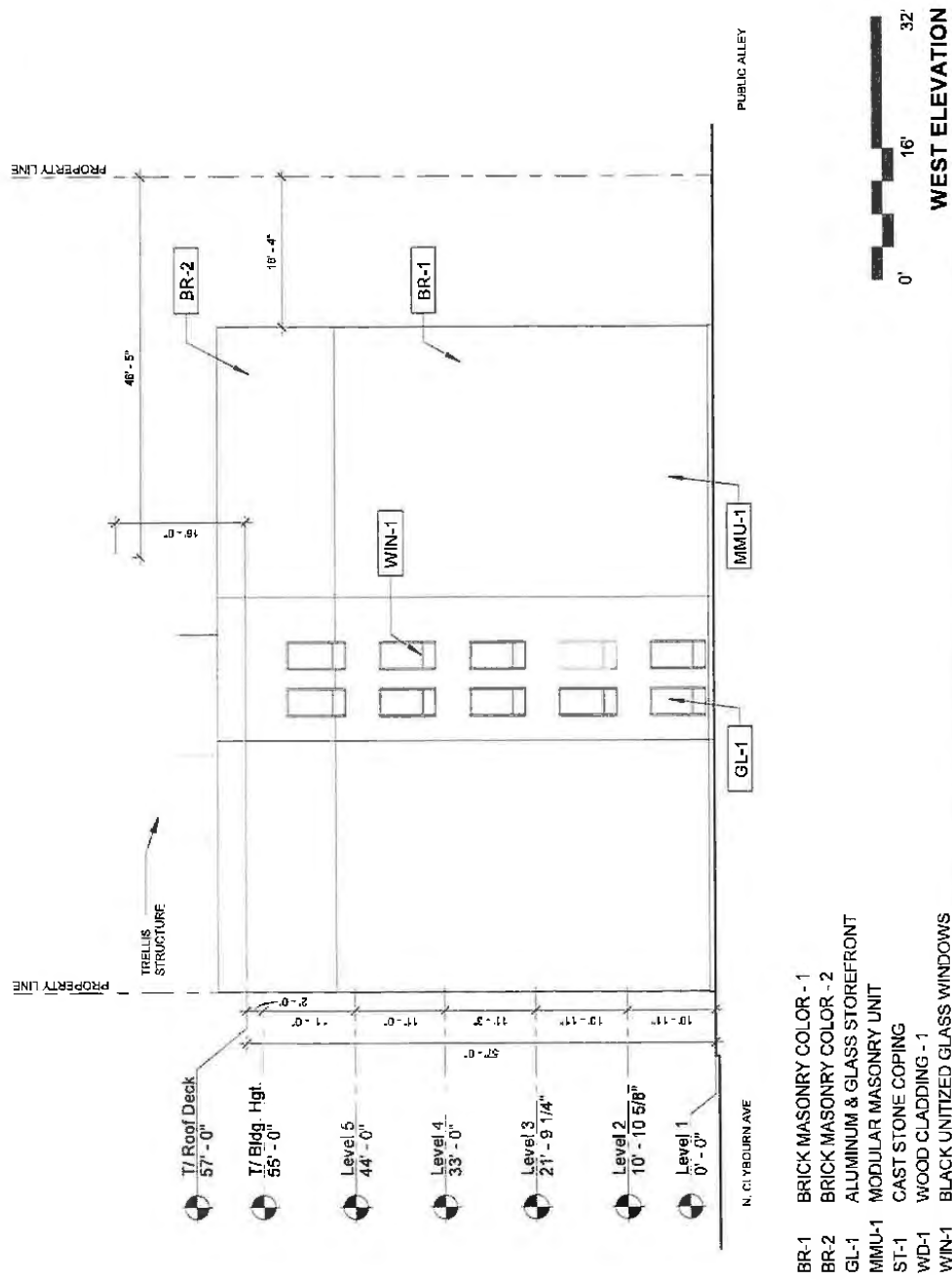
Final for Publication



Applicant: 1730 Clybourn LLC
 Address: 1720 - 1728 North Clybourn Avenue

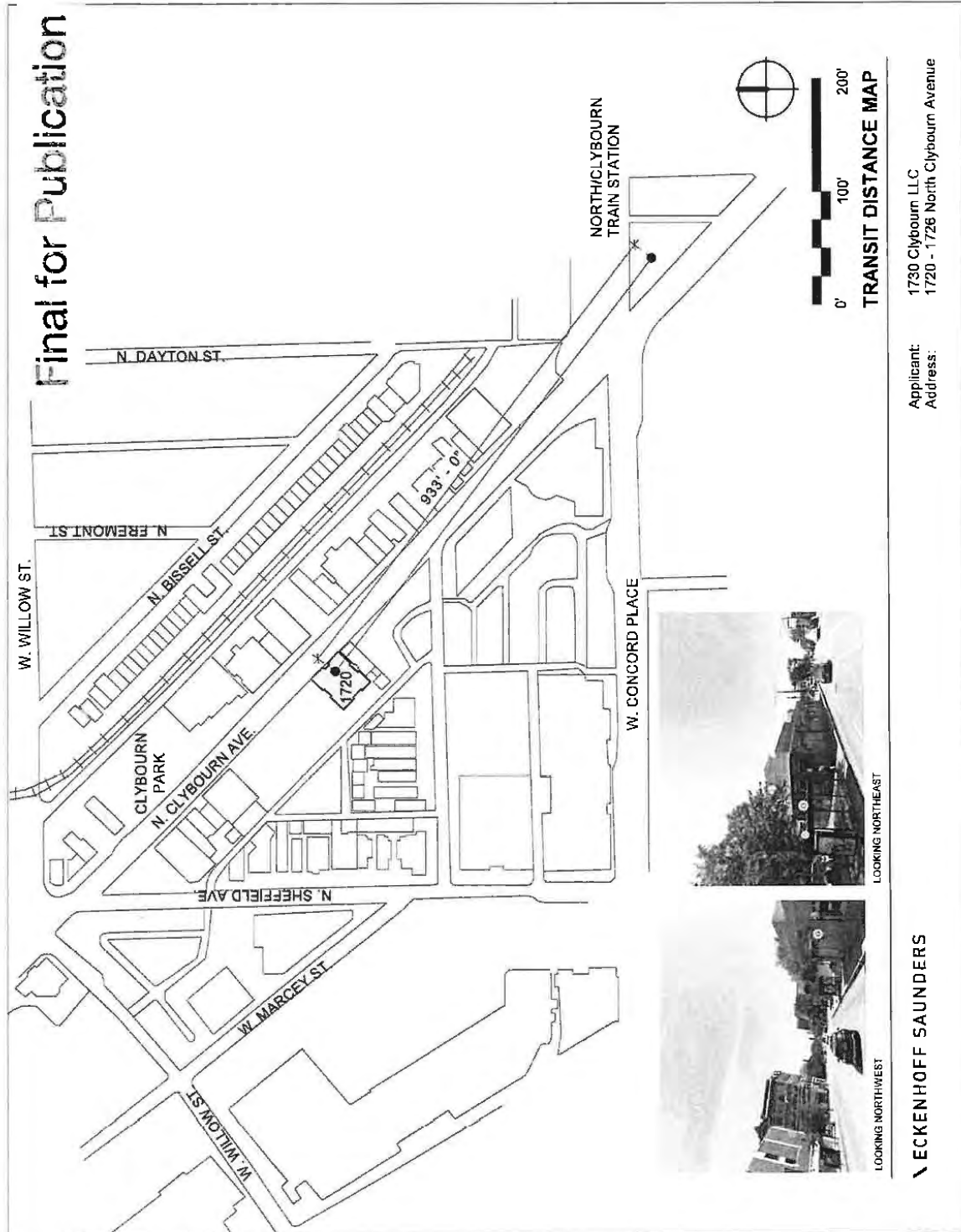
ECKENHOFF SAUNDERS

Final for Publication



Applicant: 1730 Clybourn LLC
Address: 1720 - 1726 North Clybourn Avenue

ECKENHOFF SAUNDERS



Reclassification Of Area Shown On Map No. 5-G.

(As Amended)

(Application No. 23055T1)

(Common Address: 1901 -- 1925 N. Clybourn Ave. And 1904 -- 1908 N. Maud Ave.)

[SO2026-0024781]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by the changing all of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 5-G in the area bounded by:

North Maud Avenue; a line 95.70 feet northwest and parallel to North Kenmore Avenue; the public alley next north and parallel to North Clybourn Avenue; a line 338.80 feet northwest of and parallel to North Kenmore Avenue; North Clybourn Avenue; North Kenmore Avenue; and a line 23.70 feet northwest of and parallel to North Kenmore 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.

[Site Plan -- Elevations and Sections
attached to this ordinance
printed on page 47627
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

APPLICATION 23055-T1

SUBSTITUTE TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 1901-1925 North Clybourn

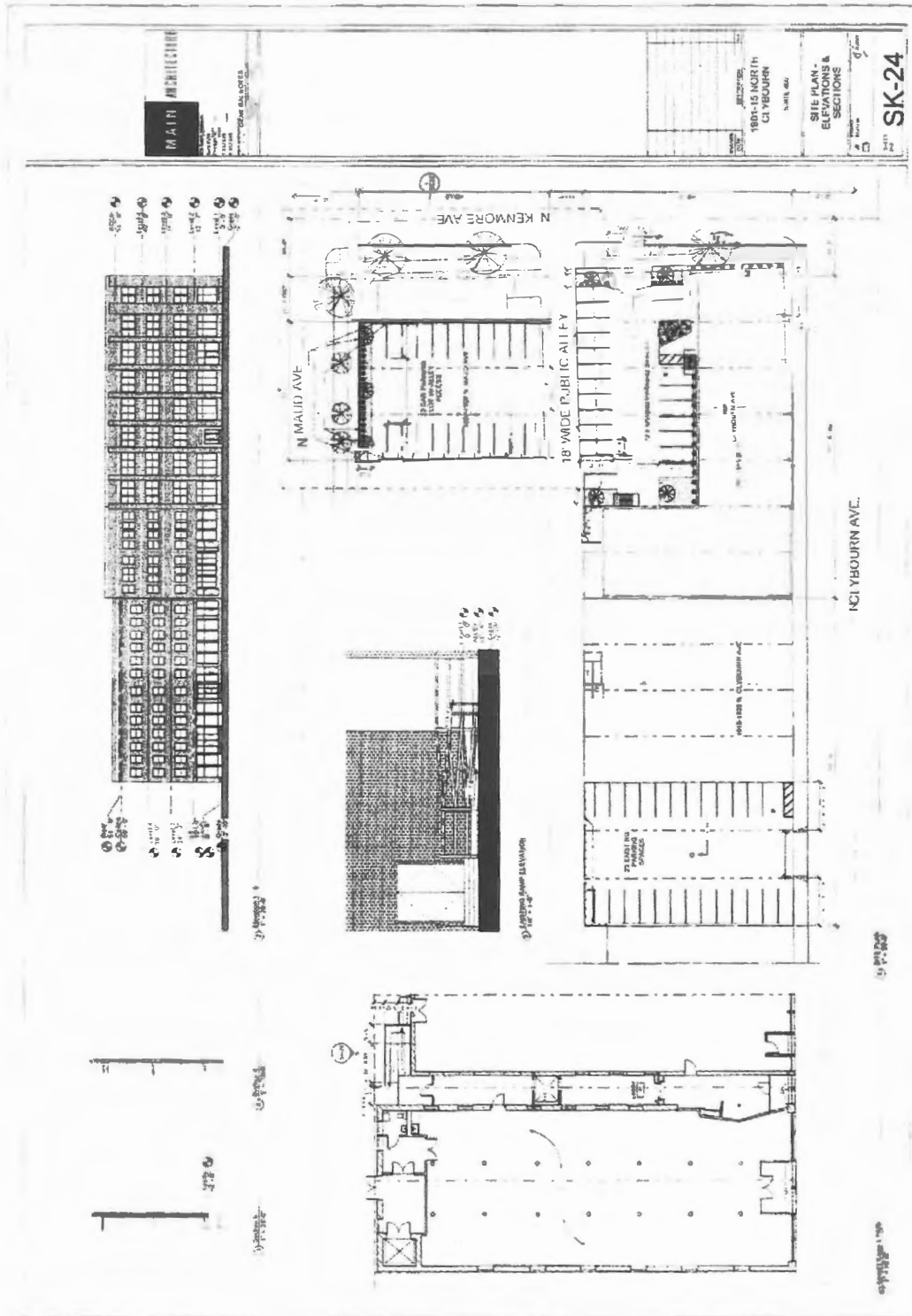
The Applicant seeks to rezone 1901-1925 North Clybourn and 1904-1908 North Maud from a M1-2 Limited Manufacturing/Business Park District to a B3-3 Community Shopping District. The property is improved with two four story commercial building. The ground floor space has historically been occupied with legal, nonconforming retail uses. Due to the lapse of all retail business licenses, retail-related uses are no longer permitted. The rezoning seeks to bring the buildings into a conforming zoning district that permits retail-related uses. No changes are proposed to the existing buildings, which have 102,356 square feet of commercial space, are 54 feet in height, and have 71 parking spaces.

Pursuant to Section 17-13-0303-D, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans. Pursuant to Section 17-11-0600, the Applicant seeks an administrative adjustment to eliminate the requirement of screening of vehicular use areas from Clybourn Avenue under Section 17-11-0202-B. Pursuant to Section 17-11-0603, the Applicant seeks an administrative adjustment to eliminate the parkway tree planting standard along Clybourn Avenue of Section 17-11-0100. Pursuant to Section 17-11-0604-A, the Applicant seeks an administrative adjustment waiving the requirements of the Chicago Landscape Ordinance as shown on the plans.

Project Bulk and Density

Lot Area	44,467.70 SF
Density MLA (Lot area per unit)	0
Off Street Parking	0 Required/71 Existing
Front Setback	0
Rear Setback	0
Side Setback (North)	0
Side Setback (South)	0
Building SF	102,356 SF
FAR	2.31
Building Height	54 feet

Final for Publication



Reclassification Of Area Shown On Map No. 5-H.

(As Amended)

(Application No. 23101T1)

(Common Address: 1818 -- 1832 N. Winnebago Ave./2327 -- 2329 W. Moffat St.)

[SO2026-0026115]

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 and the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 5-H in the area bounded by:

West Moffat Street; North Winnebago Avenue; the public alley next south of and parallel to West Moffat Street; and a line 43.00 feet west of North Winnebago Avenue, as measured along the south line of West Moffat Street running south for a distance of 100.00 feet to a point 153.80 feet west of North Winnebago Avenue, as measured along the north line of the public alley next south of and parallel to West Moffat Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan/Ground Floor Plan; Typical Residential Plan; Roof Plan;
North, South, East and West Building Elevations; and
Transit Distance Map attached to this ordinance
printed on pages 47631 through 47638
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

#23101T1

SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment

1818-32 North Winnebago Avenue / 2327-29 West Moffat Street
From RS-3 and RT-4 to B2-3

The Property

The Property currently consists of a vacant lot. The surrounding area is comprised of varying zoning districts including B2-3, B1-3, B3-2, B3-3, RT-3.5, RT-4, RM-5, M1-2 and M1-2. The area is improved with buildings with heights ranging from 1 to 6 stories and comprised of multi-residential and commercial uses. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B(1), as it is within 551 feet of the CTA Western Avenue Blue Line train station entrance, and within 351 feet of the Western Avenue and 290 feet of the Milwaukee Avenue Bus Line Corridor Roadway Segments.

The Project

The Applicant proposes to construct a new, five-story multi-family building containing 30 dwelling units (including 6 affordable units on-site), with 13 automobile parking spaces, 30 bicycle parking spaces, and no commercial space. The proposed zoning height of the building is 54 feet. To allow the proposed development, the Applicant seeks a zoning change for the subject property from a RS-3 Residential Single-Unit (Detached House) Districts and a RT-4, Residential Two-Flat Townhouse and Multi-Unit District to a B2-3, Neighborhood Mixed-Use District. The Applicant is filing a Type I rezoning application and seeks all relief necessary and as allowed by 17-13-0300-D of the Chicago Zoning Ordinance for the proposed project, including but not limited to: 1) variations under § 17-13-1101-B to reduce the required front setback (Moffat Street) as measured to the projecting balcony, to reduce the west side setback to 0' for the exterior parking spaces, and to reduce the rear yard setback to 0' to accommodate automobile parking spaces; 2) a variation under § 17-13-1101-A and § 17-13-1003-P to increase the front yard setback as limited by § 17-13-0504-B to 6'2" as measured to the projecting balcony and 13'2" to the building face; 3) a variation under § 17-13-1101-D to reduce the required number of loading berths from one to zero; 4) a variation under § 17-13-1101-A and § 17-13-1003-R to allow for one entrance on North Winnebago Avenue and no entrance on West Moffat Street; and 5) a variation under § 17-13-1101-B to reduce the required corner lot setback from the side building line facing the street to the nearest outside face of the rooftop elevator and stairway enclosure.

17-13-0308 Specific Criteria for Transit Served Locations Requirements:

1. The project complies with the applicable standards of Section 17-10-0102-B:

RESPONSE: The project complies with Section 17-10-0102-B as the property is a Transit Served Location as it is within 551 feet of the CTA Western Avenue Blue Line train station entrance.

2. The project complies with the standards and regulations of Section 17-13-0504, 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 located along a *pedestrian street* and does not include a commercial uses group, so paragraphs C and H do not apply. As described below, the project will comply with Section 17-13-0504 standards because:

- Building Location (B)(1): The Winnebago Avenue, side yard façade, is compliant as it abuts the sidewalk. The Moffat Street, front yard façade is setback in excess of 5 feet from the sidewalk. Applicant is seeking a variation under 17-13-1003-P to allow this condition. (B)(2): The building complies with this standard;
- Doors and Entrances (D): The building's main entrance will be on North Winnebago Avenue. Applicant is seeking a variation to eliminate an entrance requirement on West Moffat Street.
- Off-Street Parking (E): 13 on-site automobile parking spaces will be provided;
- Parking Location (F): Parking is located off the alley in the rear yard and obscured from visibility from the Winnebago right of way; and
- Driveways and Vehicle Access (G): The Applicant will provide parking access from the alley.

Final for Publication

#23101T1

SUBSTITUTE NARRATIVE AND PLANS

TYPE I Rezoning Attachment

1818-32 North Winnebago Avenue / 2327-29 West Moffat Street
From RS-3 and RT-4 to B2-3

3. The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission:

RESPONSE: The property is identified under the Transit Friendly Guide station topography as Local Activity Center. This typography calls for new infill development with a higher density of residential uses, height, and lower parking ratios.

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 will have less than 50% parking on-site.

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.

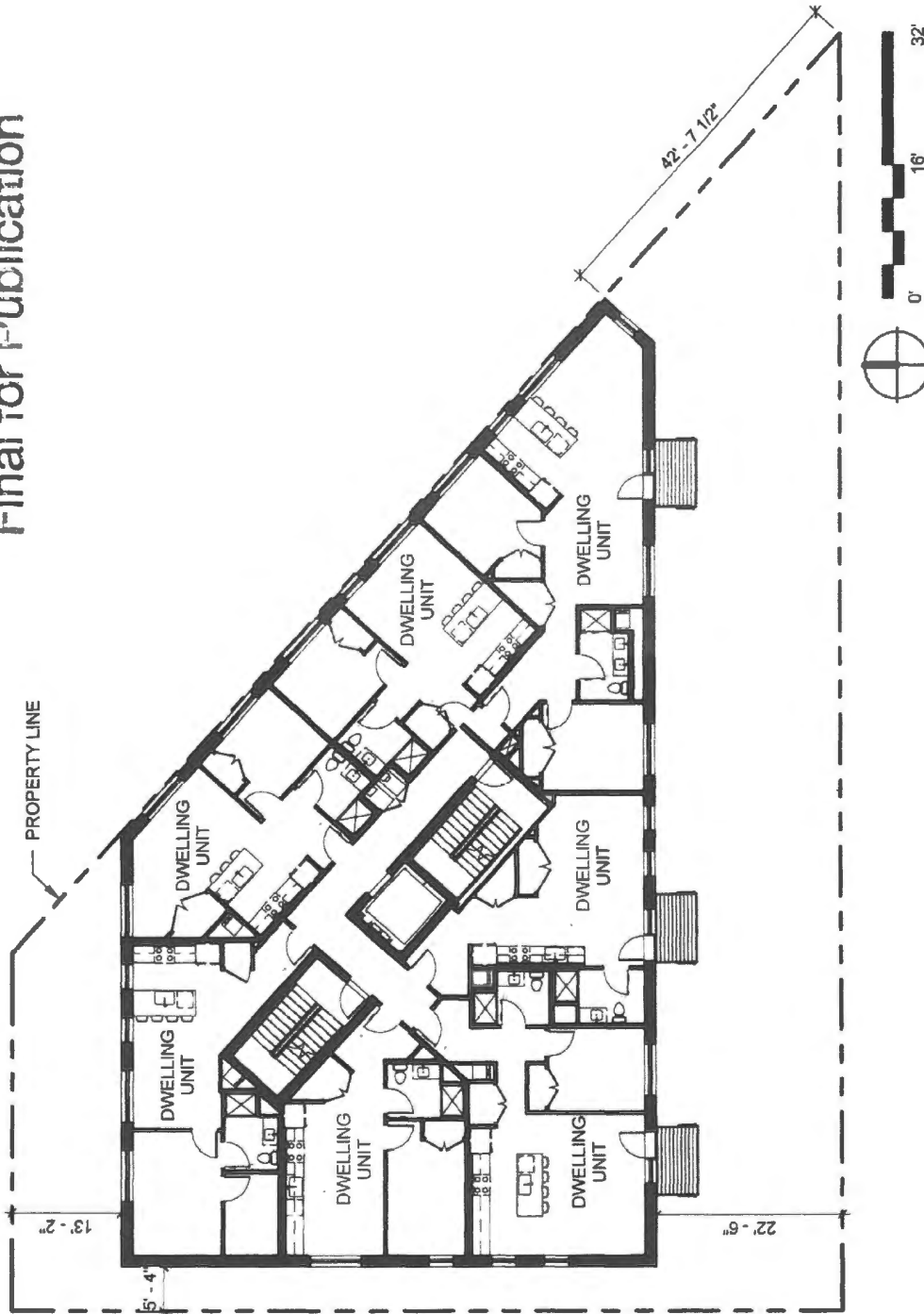
The following are the relevant zoning parameters for the proposed project:

Lot Area:	9,842.76 sq. ft.
Floor Area:	25,833 sq. ft.
FAR:	2.63
Residential Dwelling Units:	30
MLA Density:	328.10 sq. ft.*
Height:	54 feet
Automobile Parking:	13
Bicycle Parking:	30
Setbacks:	
	Front (North/Moffat) 6'2" as measured to the projecting balcony and 13'2" to the building face
	Side (East/Winnebago) 0'
	Side (West) 0'
	Rear (South/Alley) 0'

A set of plans is attached

*The project qualifies for an MLA reduction under 17-3-0402-B as the property is in a TSL location and all required affordable units will be provided on-site.

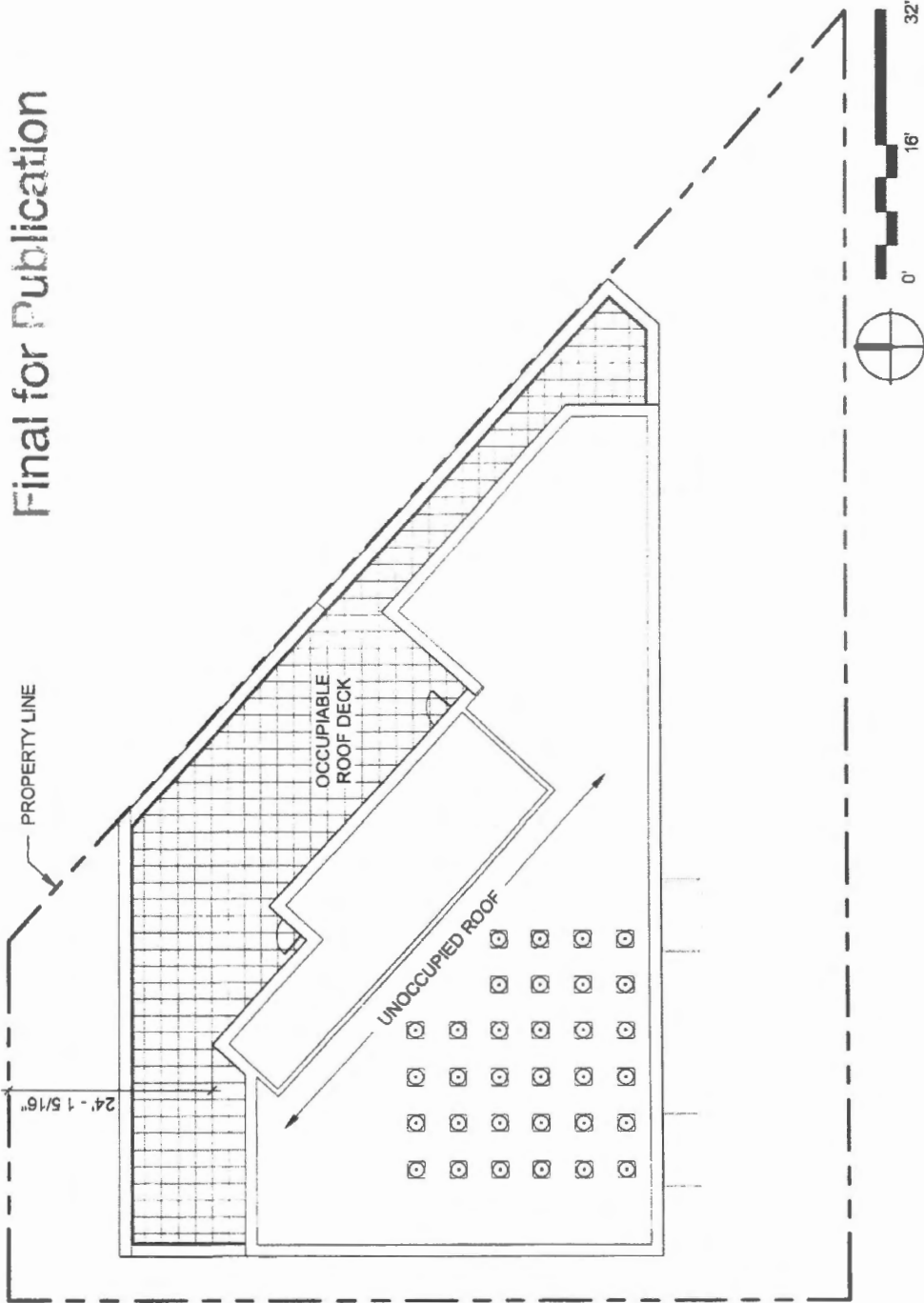
Final for Publication



TYPICAL RESIDENTIAL PLAN
 APPLICANT: 1820 Owner LLC
 2329 W Moffat St

ECKENHOFF SAUNDERS

Final for Publication



ROOF PLAN
 APPLICANT: 1820 Owner LLC
 2329 W Moffat St

ECKENHOFF SAUNDERS

Final for Publication



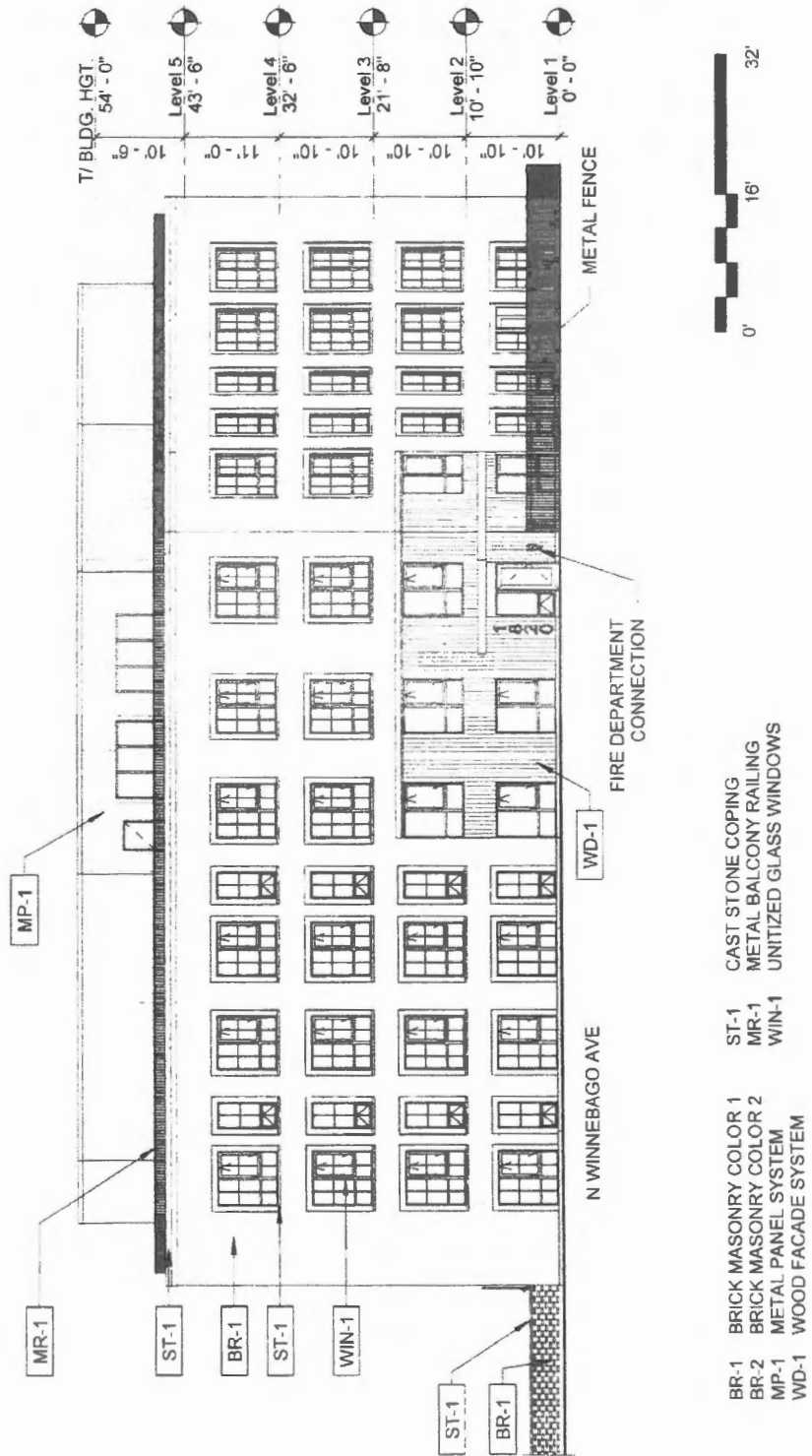
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- BR-2 BRICK MASONRY COLOR 2
- MP-1 METAL PANEL SYSTEM
- WD-1 WOOD FACADE SYSTEM
- ST-1 CAST STONE COPING
- MR-1 METAL BALCONY RAILING
- WIN-1 UNITIZED GLASS WINDOWS



NORTH ELEVATION
 APPLICANT: 1820 Owner LLC
 2329 W Moffat St

ECKENHOFF SAUNDERS

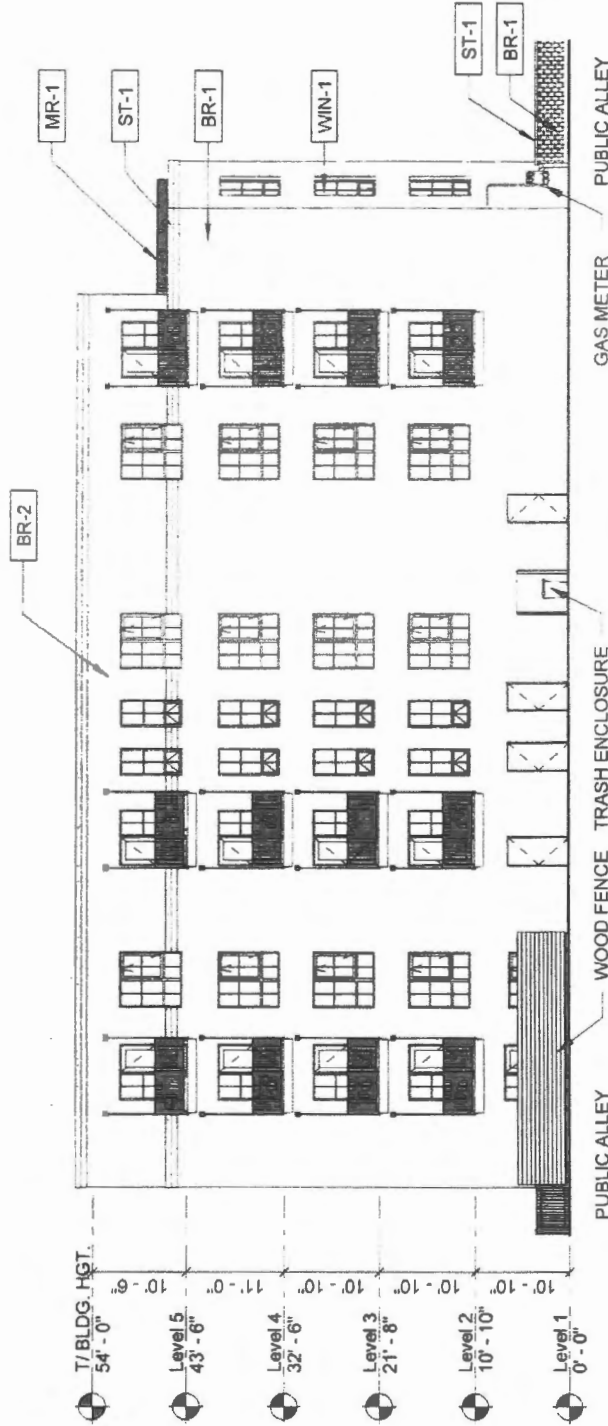
Final for Publication



ECKENHOFF SAUNDERS

EAST ELEVATION
APPLICANT: 1820 Owner LLC
2329 W Moffat St

Final for Publication

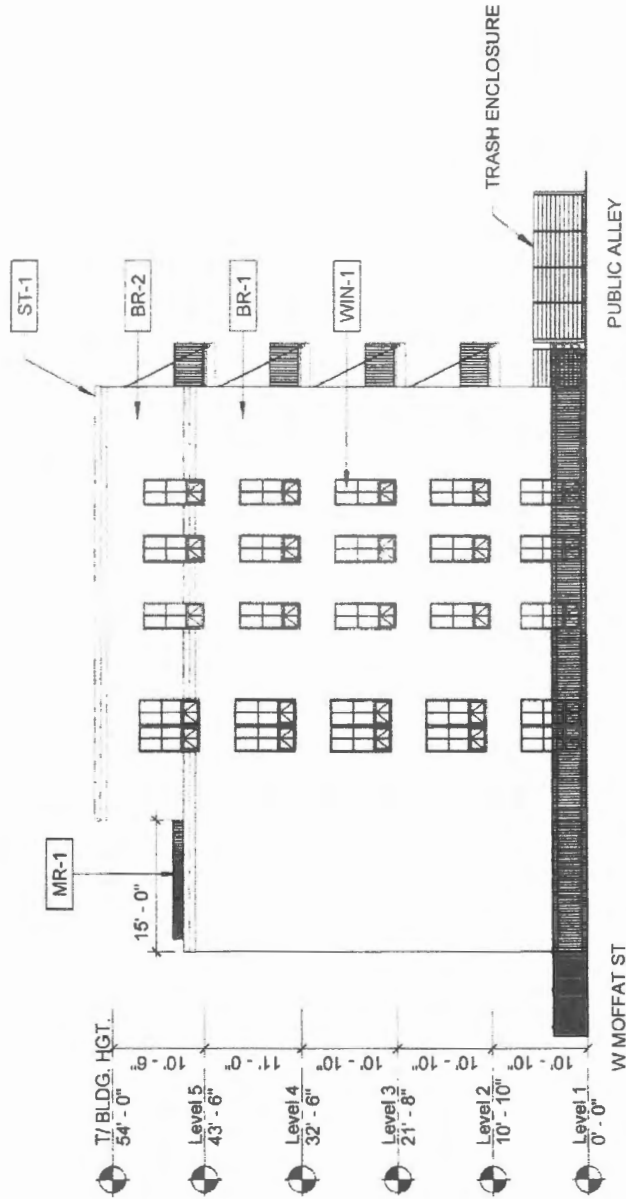


- BR-1 BRICK MASONRY COLOR 1
- BR-2 BRICK MASONRY COLOR 2
- MR-1 METAL PANEL SYSTEM
- WD-1 WOOD FACADE SYSTEM
- ST-1 CAST STONE COPING
- MR-1 METAL BALCONY RAILING
- WIN-1 UNITIZED GLASS WINDOWS

SOUTH ELEVATION
 APPLICANT: 1820 Owner LLC
 2329 W Moffat St

ECKENHOFF SAUNDERS

Final for Publication



- BR-1 BRICK MASONRY COLOR 1
- BR-2 BRICK MASONRY COLOR 2
- MP-1 METAL PANEL SYSTEM
- WD-1 WOOD FACADE SYSTEM
- ST-1 CAST STONE COPING
- MR-1 METAL BALCONY RAILING
- WIN-1 UNITIZED GLASS WINDOWS

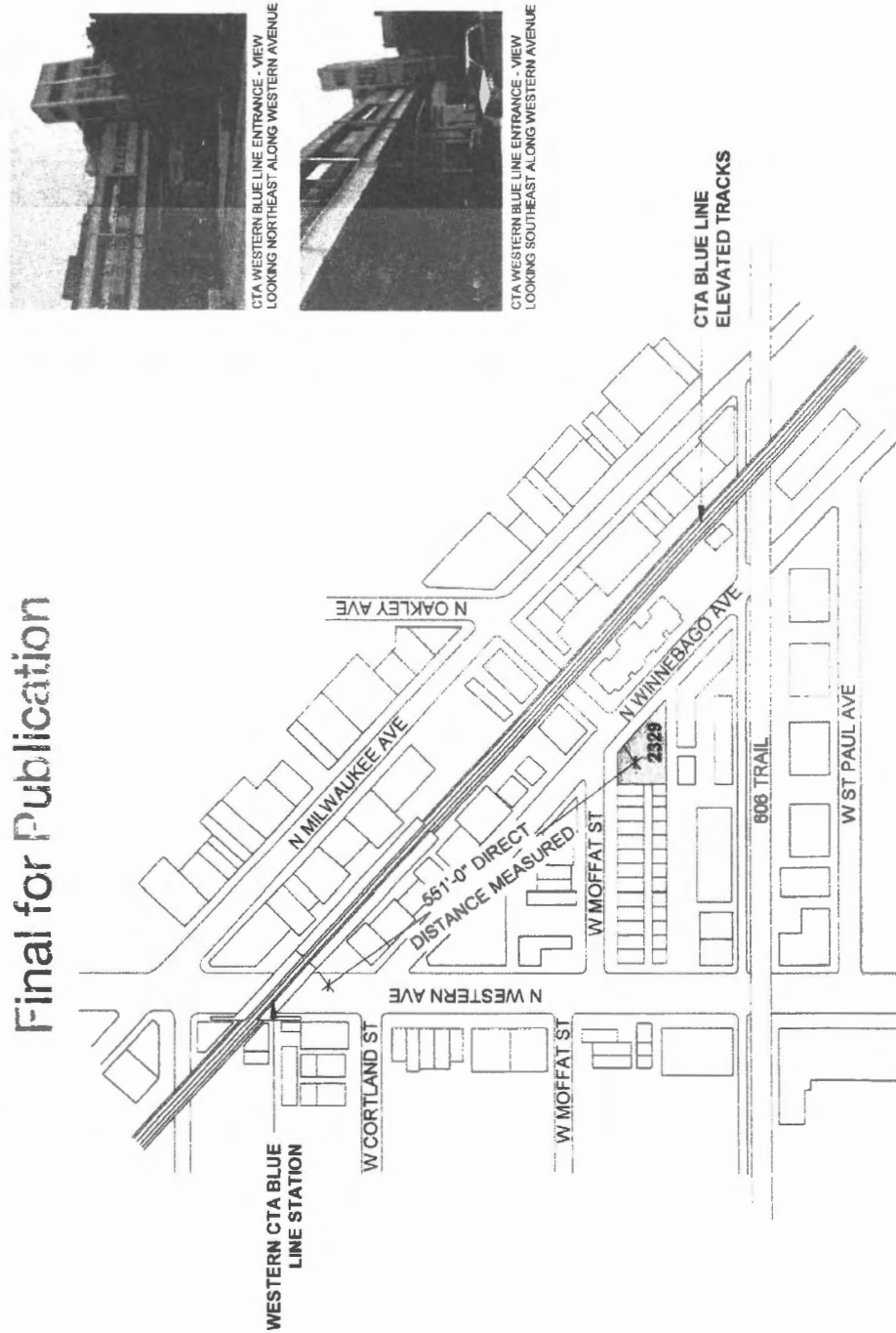


ECKENHOFF SAUNDERS

WEST ELEVATION

APPLICANT: 1820 Owner LLC
2329 W Moffat St

Final for Publication



TRANSIT DISTANCE MAP

APPLICANT: 1820 Owner LLC
2329 W Moffat St

ECKENHOFF SAUNDERS

Reclassification Of Area Shown On Map No. 5-I.

(Application No. 23098T1)

(Common Address: 1619 N. Artesian Ave.)

[O2026-0026104]

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 5-I in the area bounded by:

a line 216.0 feet north of and parallel to West North Avenue; the public alley next east of and parallel to North Artesian Avenue; a line 191.0 feet north of and parallel to West North Avenue; and North Artesian Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan and Zoning Map; General Notes and Legends; Existing Demolition Plan; Proposed Basement Plan; Existing and Proposed First and Second Floor Plans; Proposed Third Floor Plan; Existing Roof Plans; North, South, East (Front) and West (Front) Building Elevations; North, South, East and West Garage Elevations; Garage Plan; Garage Foundation Plan; and Garage Roof Plan attached to this ordinance printed on pages 47641 through 47648 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

NARRATIVE AND PLANS

TYPE I Rezoning Attachment

1619 North Artesian Avenue

From RS-3 to RM-4.5

The Property

The property is located in an RS-3 zoning district in an area that includes RT-4, RM4.5, and multi-unit residential buildings, many of them three stories in height.

The property is improved with a two-story four unit residential building and two surface parking spaces. The four units are legal conforming. The building is in a dilapidated state and not suitable for habitation. The Applicant applied for a building permit to rehabilitate the building and were told they would lose two grandfathered units if they made changes to the building.

The Project

Kamil Kowalkowski and Piotr Kowalkowski (the "Applicants") seek to rehabilitate the subject building and improve upon the existing floor layouts. They propose to construct a third floor addition that will follow existing wall lines. A detached two car garage is proposed. Four units will remain. Four bicycle spaces will be provided. The building will be 33.0' in height.

To allow the proposed project the Applicant seeks to rezone the property from a RS-3, Residential Single-Unit (Detached House) District to an RM-4.5, Residential Multi-Unit District. The rezoning would allow the Applicants to retain all four units and allow for larger floor area for the proposed rehabilitation.

The Applicants are also seeking all relief as needed, as allowed by the Chicago Zoning Code, through a Type-1 application under section 17-13-0300(D) and including: 1) an optional variation under section 17-13-1101-B to reduce the required south side minimum side yard setback per section 17-2-0309 from 2.0' to zero (existing); 2) an optional variation under section 17-13-1101-B to reduce the required minimum combined side yard setback per section 17-2-0309 from 5.0' to 4.90' (existing); 3) an optional variation under section 17-13-1101-B reduce the front yard setback per section 17-2-0305-B from 13.26' to zero (existing).

The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,126 square feet	
F.A.R.:	1.3	
Total Building Floor Area:	4,038 square feet	
Residential Dwelling Units:	4 (existing)	
MLA Density:	782 square feet	
Height:	33.0'	
Automobile Parking:	2	
Bicycle Parking:	4	
Rear Yard Open Space:	509 square feet	
Setbacks:	Front (West/Artesian Avenue):	zero*
	Side (North):	4.90'
	Side (South):	zero*
	Rear (East):	50/54'

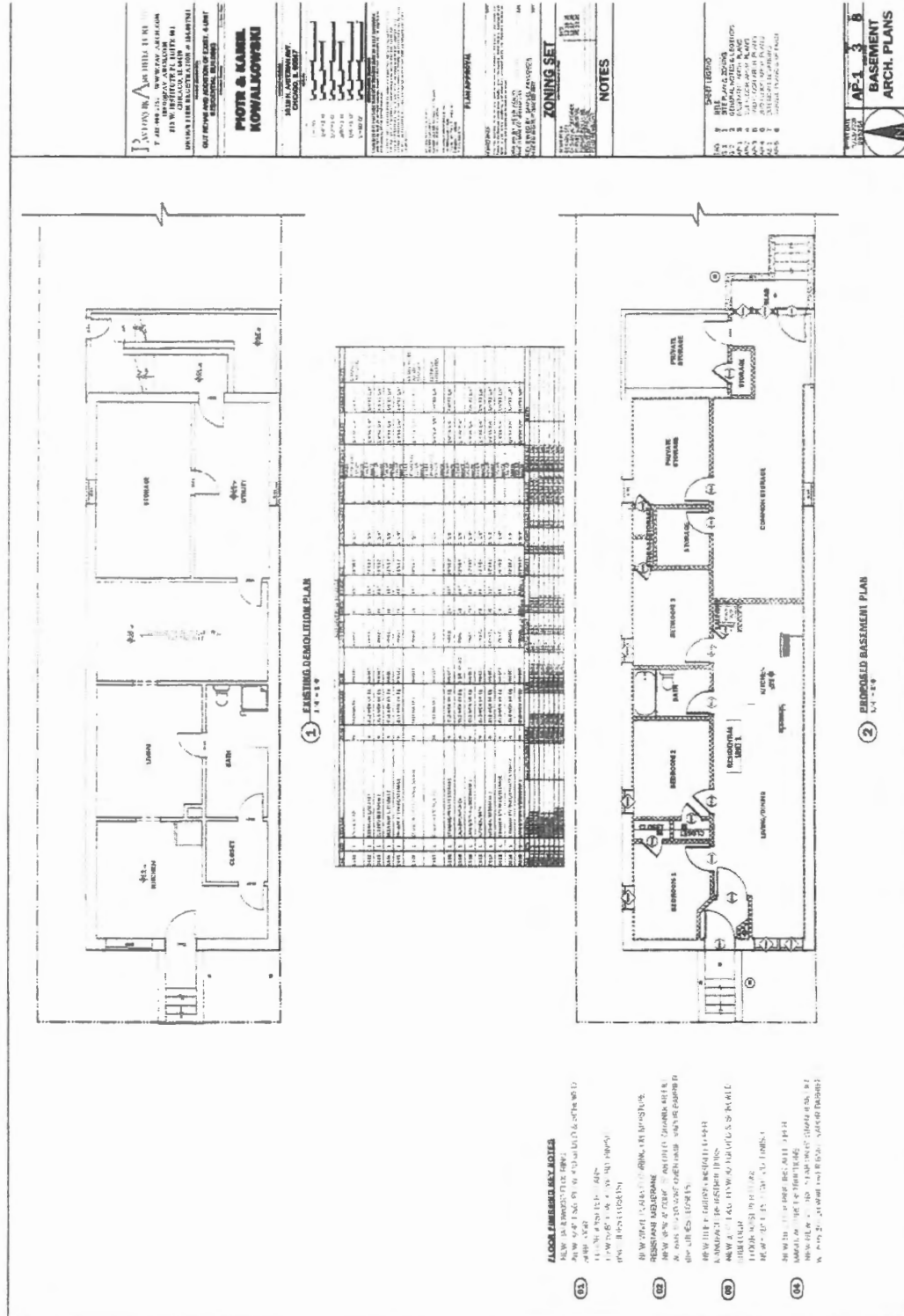
A set of plans is attached.

* The Applicant seeks all available and optional variation relief under section 17-13-0300(D).

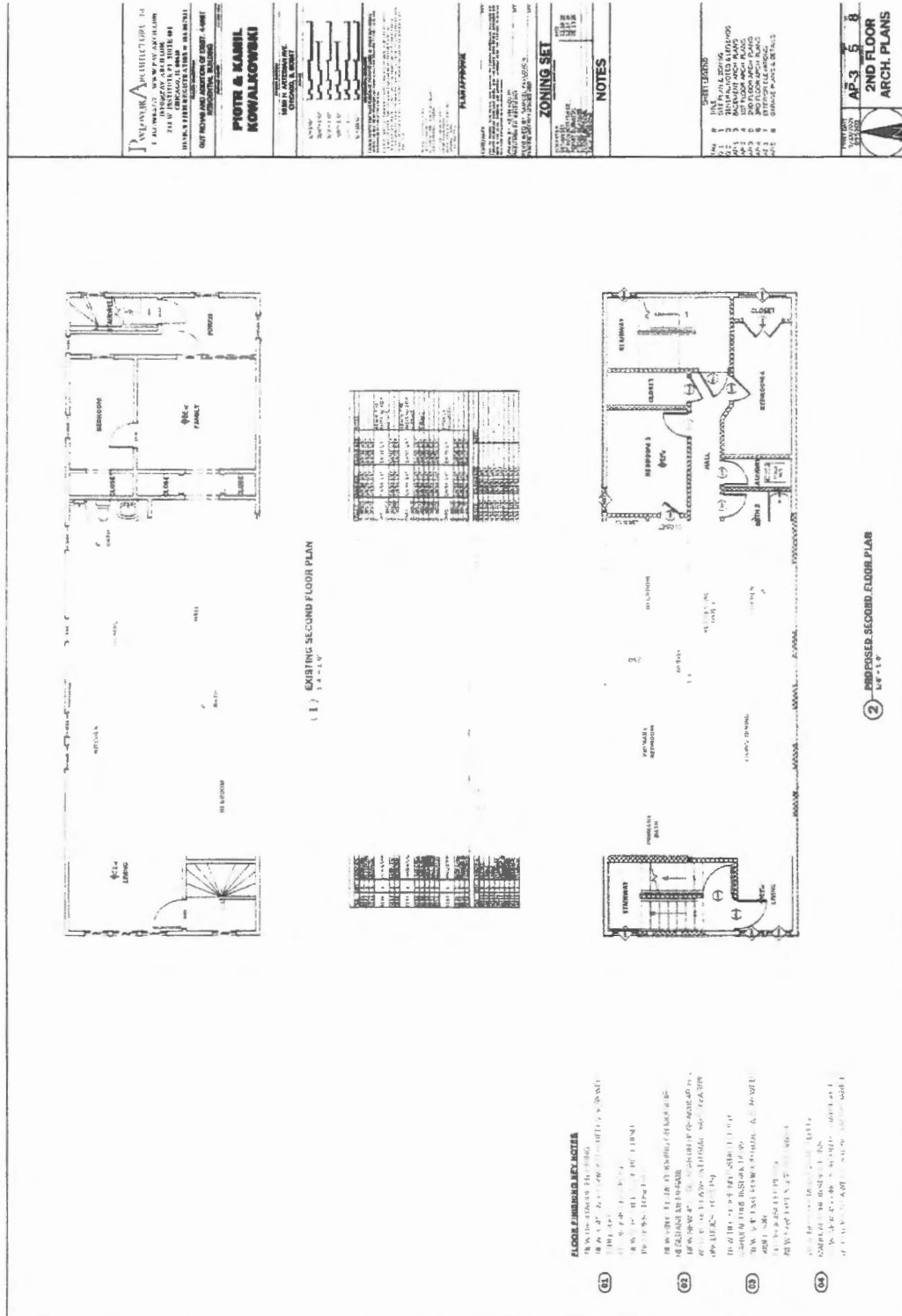
FULL GUT INT. REMODEL OF EXIST 4-UNIT RESIDENCE. 3RD FL. ADDITION & GARAGE.

[illegible]

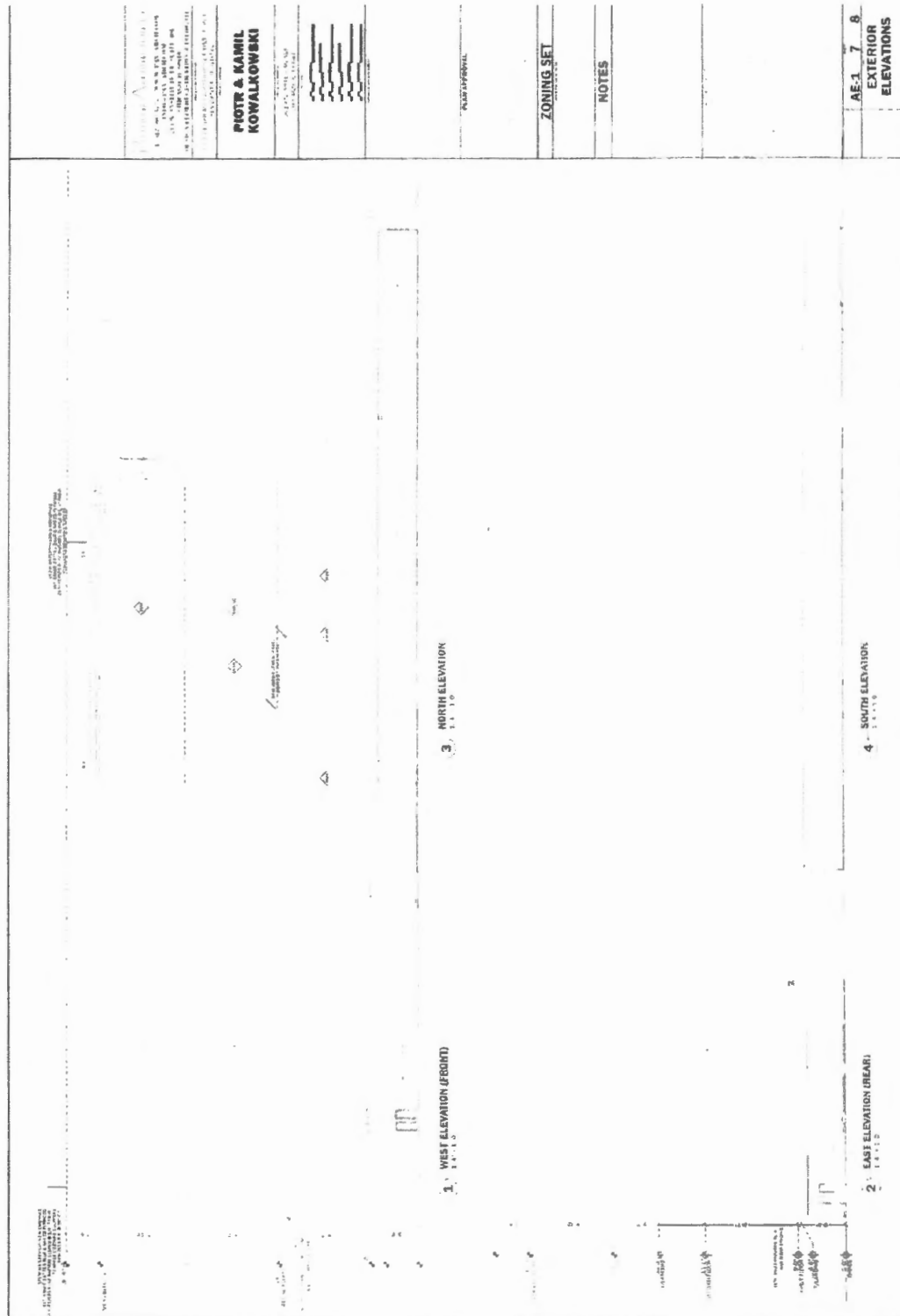
Final for Publication



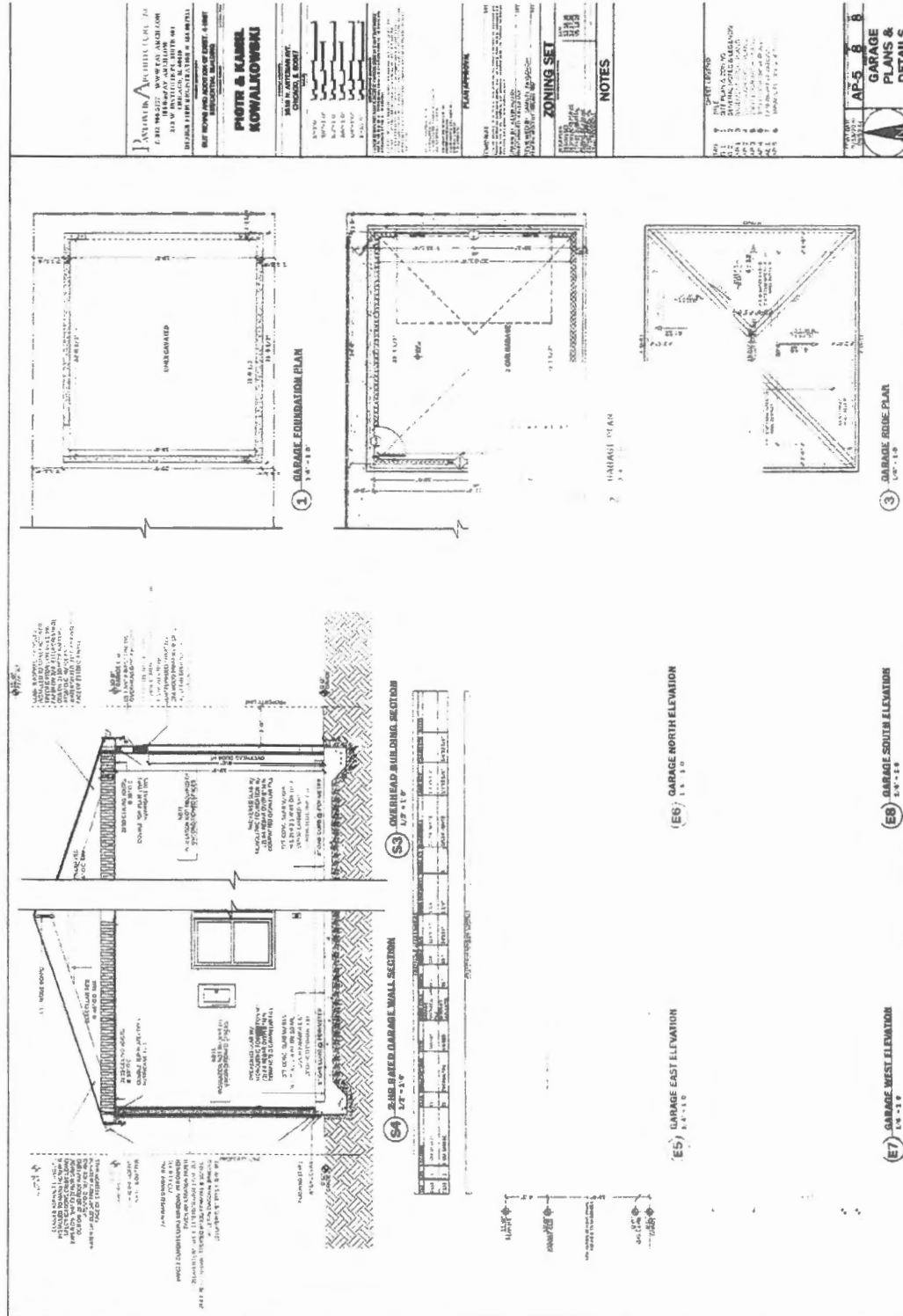
Final for Publication



Final for Publication



Final for Publication



Reclassification Of Area Shown On Map No. 7-H.

(As Amended)

(Application No. 23085T1)

(Common Address: 2721 -- 2733 N. Paulina St.)

[SO2026-0025364]

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 as shown on Map Number 7-H in the area bounded by:

a line 346 feet south of and parallel to West Diversey Parkway; the public alley next east of and parallel to North Paulina Street; a line 541 feet south of and parallel to West Diversey Parkway; and North Paulina 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.

[Paulina House 1 -- Street Elevations; Proposed Site Plan; Site Plan Concept; Lower Level; 1st Floor Concept; Second Floor Option 2 Alternative; Roof Plan; Garage Deck; Garage Plan; North, South, East and West Building Elevations; East and West Garage Elevation; House 2 -- Site Plan Concept; Lower Level; 1st Floor Concept; Second Floor; Third Floor Plan; Garage Deck; Garage; North, South, East and West Building Elevations; East and West Garage Elevation; House 3 -- Site Plan; 1st Floor Concept; Second Floor; Roof Plan; Garage Deck; Garage Plan; North, South, East and West Building Elevations; East and West Garage Elevation; Paulina House 4 -- Site Plan; Lower Level; 1st Floor Concept; Second Floor Option Alternative; Roof Plan; Garage Deck; Garage Plan; North, South, East and West Building Elevations; East and West Garage Elevation; House 5 -- Site Plan; 1st Floor Concept; Second Floor; Third Floor Plan; Garage Deck; Garage Plan; North, South, East and West Building Elevations; East and West Garage Elevation; House 6 -- Site Plan; 1st Floor Concept; Second Floor; Roof Plan; Garage Deck; Garage Plan; North, South, East and West Building Elevations; and East and West Garage Elevation attached to this ordinance printed on pages 47656 through 47718 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Application Number: 23085-T1

SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 2721-2733 NORTH PAULINA ST., CHICAGO

The subject property is currently a vacant parcel measuring 195' x 124.48'. The Applicant intends to subdivide this vacant parcel into six new zoning lots (with varying lot widths between 30' and 33.75') and redevelop each new zoning lot with either a new two-story or three-story single-family house, per the Type 1 Plans attached. A zoning change is required to allow residential use at the subject property and to comply with the bulk regulations of the RT4 District. With this application, the Applicant is also seeking optional variation relief for front and side setback reductions, per the Type 1 Plans attached.

Project Description:	Map Amendment from an M1-2 Limited Manufacturing/Business Park District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.
Use:	Property will be subdivided into 6 new zoning lots, and each lot will be developed with a single-family house, per Type 1 Plans attached.
House 1	Lot Area: 30' x 124.48' = 3,734.40 SF MLA: 3,734.40 SF per DU FAR: 0.92 Floor Area: 3,396 SF Setbacks: - 1' north and 3'-6" south side setbacks (* see optional relief below) - 11'-5" front setback (* see optional relief below) - 42'-1 3/4" rear setback Rear Yard Open Space: 248 SF Height: 34'-10 3/8" (2-story) Parking: 3 parking spaces (garage)
House 2	Lot Area: 33.75' x 124.48' = 4,201.20 SF MLA: 4,201.20 SF per DU

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	FAR: 1.03 Floor Area: 4,320 SF Setbacks: - 1' north and 4'-0" south side setbacks (* see optional relief below) - 12'-6" front setback (* see optional relief below) - 42'-8 3/8" rear setback Rear Yard Open Space: 274 SF Height: 37'-11 1/4" (3-story) Parking: 3 parking spaces (garage)
House 3	Lot Area: 33.75' x 124.48' = 4,201.20 SF MLA: 4,201.20 SF per DU FAR: 0.92 Floor Area: 3,840 SF Setbacks: - 1' north and 4'-0" south side setbacks (* see optional relief below) - 11'-5" front setback (* see optional relief below) - 42'-1 3/4" rear setback Rear Yard Open Space: 274 SF Height: 35'-11" (2-story) Parking: 3 parking spaces (garage)
House 4	Lot Area: 30' x 124.48' = 3,734.40 SF MLA: 3,734.40 SF per DU FAR: 0.92 Floor Area: 3,428 SF Setbacks: - 1' north and 3'-6" south side setbacks (* see optional relief below) - 12'-6" front setback (* see optional relief below) - 43'-2 3/4" rear setback

Final for Publication

	Rear Yard Open Space: 248 SF Height: 32'-4 1/2" (2-story) Parking: 3 parking spaces (garage)
House 5	Lot Area: 33.75' x 124.48' = 4,201.2 SF MLA: 4,201.2 SF per DU FAR: 1.03 Floor Area: 4,291 SF Setbacks: - 1' north and 4'-0" south side setbacks (* see optional relief below) - 11'-5" front setback (* see optional relief below) - 41'-1 3/4" rear setback Rear Yard Open Space: 274 SF Height: 37'-11 1/4" (3-story) Parking: 3 parking spaces (garage)
House 6	Lot Area: 33.75' x 124.48' = 4,201.2 SF MLA: 4,201.2 SF per DU FAR: 0.93 Floor Area: 3,876 SF Setbacks: - 1' north and 4'-0" south side setbacks (* see optional relief below) - 11'-5" front setback (* see optional relief below) - 41'-6 1/8" rear setback Rear Yard Open Space: 274 SF Height: 35'-11" (2-story) Parking: 3 parking spaces (garage)

Final for Publication

I. Optional Relief for Adjustment and Variation under Section 17-13-0303-D – a Type 1 map amendment pursuant to Section 17-13-0300, may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310:

(A) The Applicant also seeks relief for the following variations under section 17-13-1101-B:

- (1) from Section 17-2-0305(b) Front Setbacks, which states that buildings in RT Districts must be set back from the front property line a distance equal to either: the minimum front setback standard of 15 feet (or 12% of lot depth, whichever is less) or the average front yard depth that exists on the nearest 2 lots on either side of the subject lot:
 - (a) House 1 - to reduce the front setback from 15' required to 11'-5" proposed
 - (b) House 2 - to reduce the front setback from 15' required to 12'-6" proposed
 - (c) House 3 - to reduce the front setback from 15' required to 11'-5" proposed
 - (d) House 4 - to reduce the front setback from 15' required to 12'-6" proposed
 - (e) House 5 - to reduce the front setback from 15' required to 11'-5" proposed
 - (f) House 6 - to reduce the front setback from 15' required to 11'-5" proposed
- (2) from Section 17-2-0309 Side Setbacks, which states that combined total width of side setbacks in an RT4 District must equal 20% of lot width with neither required setback less than 2 feet or 8% of lot width, whichever is greater:
 - (a) House 1 - to reduce the side setback from 6'-0" combined required to 4'-6" combined proposed, with 1' north side setback and 3'-6" south side setback proposed.
 - (b) House 2 - to reduce the side setback from 6'-9" combined required to 5'-0" combined proposed, with 1' north side setback and 4'-0" south side setback proposed.
 - (c) House 3 - to reduce the side setback from 6'-9" combined required to 5'-0" combined proposed, with 1' north side setback and 4'-0" south side setback proposed.
 - (d) House 4 - to reduce the side setback from 6'-0" combined required to 4'-6" combined proposed, with 1' north side setback and 3'-6" south side setback proposed.
 - (e) House 5 - to reduce the side setback from 6'-9" combined required to 5'-0" combined proposed, with 1' north side setback and 4'-0" south side setback proposed.
 - (f) House 6 - to reduce the side setback from 6'-9" combined required to 5'-0" combined proposed, with 1' north side setback and 4'-0" south side setback proposed.

(B) **The Applicant is seeking all relief necessary, as allowed by the Zoning Ordinance, for the proposed development per the attached Type 1 Plans.**

In support of the above listed optional relief, the Applicant states the following:

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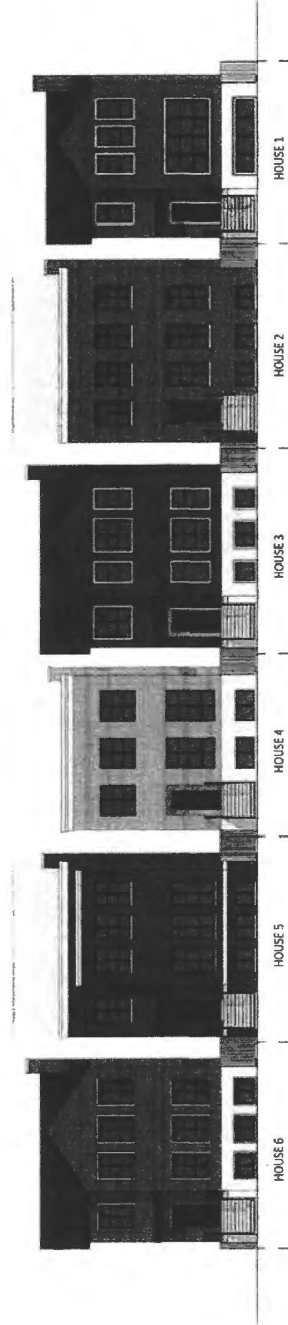
1. Strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties and site planning hardships for the subject property. The property has been vacant and underutilized for some years and needs this relief to stimulate its redevelopment.
2. The requested variations are consistent with the stated purpose and intent of this Zoning Ordinance since this proposed residential redevelopment, and corresponding variations are compatible with the existing land use pattern on the subject block and harmonious with the established lower density residential character of the subject neighborhood. More specifically:
 - The properties across the street and immediately to the south are already zoned RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and they are also improved with comparable two- and three-story residential buildings featuring similar bulk and scale.
 - A review of the block further reinforces this compatibility, as most existing buildings maintain front setbacks of less than 15 feet, and the majority of side setbacks fall below the required 20% combined width of their respective lots.
 - In this context, the proposed variations are not only reasonable but consistent with the built environment on this block.
 - This redevelopment represents a meaningful investment in the neighborhood by transforming an underutilized vacant parcel into a productive, vibrant residential use.
 - The proposed redevelopment will contribute positively to the community by expanding the range of available housing options and helping to meet increasing local demand, all while reinforcing the established character of the area.
3. Evidence of Practical Difficulties or Particular Hardship is as follows:
 - This proposed redevelopment will introduce additional single-family dwelling units in a community experiencing demonstrable demand for new housing of this type.
 - The project is specifically designed to respond to current market conditions by providing modern, energy-efficient floor plans, functional and usable rear yard open space, and secure on-site parking.
 - The requested variations are necessary to enable the Applicant to deliver a development that satisfies these established housing needs while remaining consistent with applicable planning objectives.
 - The practical difficulties and particular hardships necessitating the requested relief arise from the current Manufacturing designation and long-term vacancy of the subject property, and they are not self-created, nor are they generally applicable to other similarly situated properties.
 - The requested relief is required to design a functional floor plan for the proposed houses, and the proposed setbacks match the existing residential streetscape on the southern portion of this block. The proposed design facilitates a layout that reasonably accommodates parcel's physical limitations while maintaining compliance with the overall intent of the zoning regulations.
 - The proposed improvements have been carefully designed to provide adequate setbacks and building separations, thereby ensuring sufficient light and air for each proposed residence and preventing any material adverse impact on neighboring properties. The development will not impair access to light and air for adjacent zoning lots and remain compatible in scale and spacing with surrounding improvements.
 - Since this property is a larger vacant parcel being subdivided into 6 new zoning lots, all

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except one of these newly created lots have no adjacent improvements which could serve as basis for average front setback calculations; therefore, strict compliance requires larger front setback than are actually being provided by the existing improvements within the nearby area.

- The front walls of the proposed houses are setback substantially and match the buildings' setbacks and streetscape on the southern portion of this block, but the front setback variations are needed to accommodate the front porch and stairs necessary for the primary ingress and egress.
- The buildings will have combined side setbacks of about 5 feet which match the combined side setbacks of majority of the existing residential buildings on this block.
- The requested variations will not alter the essential character of the neighborhood. The block is characterized by similarly improved zoning lots containing single-family homes of comparable form and use. The proposed redevelopment adheres to the prevailing land use pattern and is consistent with the purposes and intent of the Ordinance, thereby preserving this neighborhood's lower density residential character while promoting appropriate residential growth.

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1 STREET ELEVATION
1/16" = 1'-0"

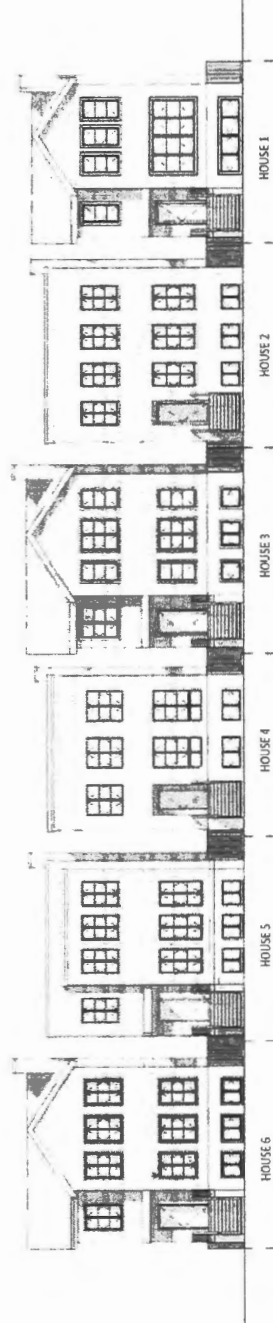
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2721-2733 N PAULINA

PROPOSED SITE ELEVATION
6/25/2026 EL-0

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① STREET ELEVATION
1/16" = 1'-0"

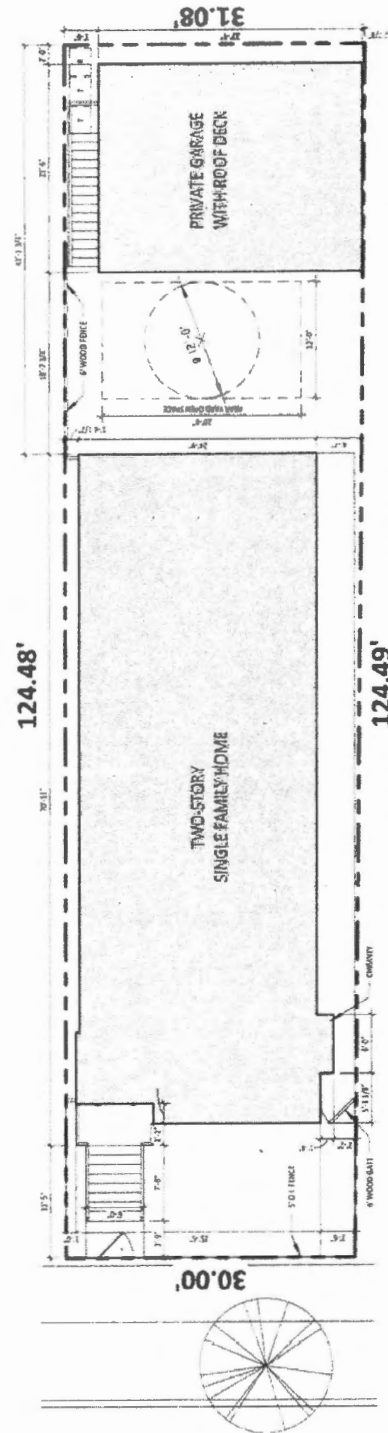
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2721-2733 N PAULINA

PROPOSED SITE ELEVATION
6/25/2026
FL 1

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1 SITE PLAN CONCEPT
1" = 10'-0"

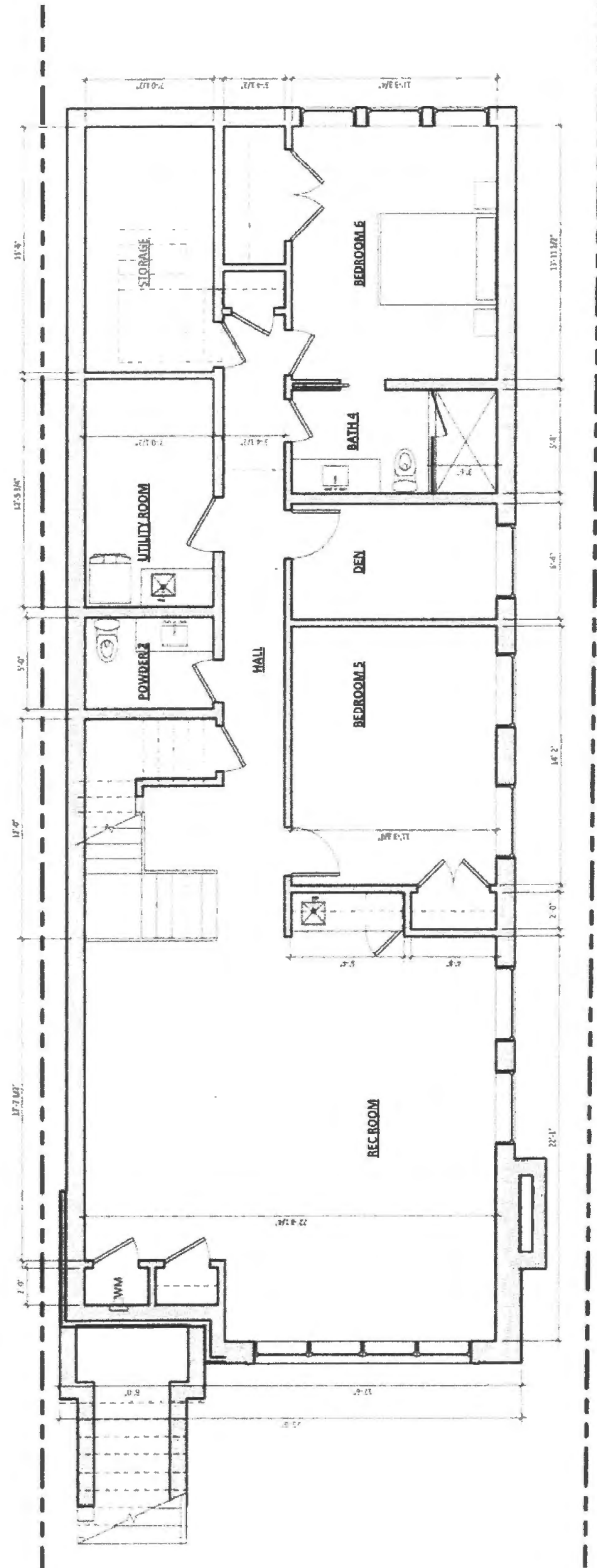
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PAULINA HOUSE 1

4/20/2026	SITE PLAN	C-00
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1 LOWER LEVEL
3/16" = 1'-0"

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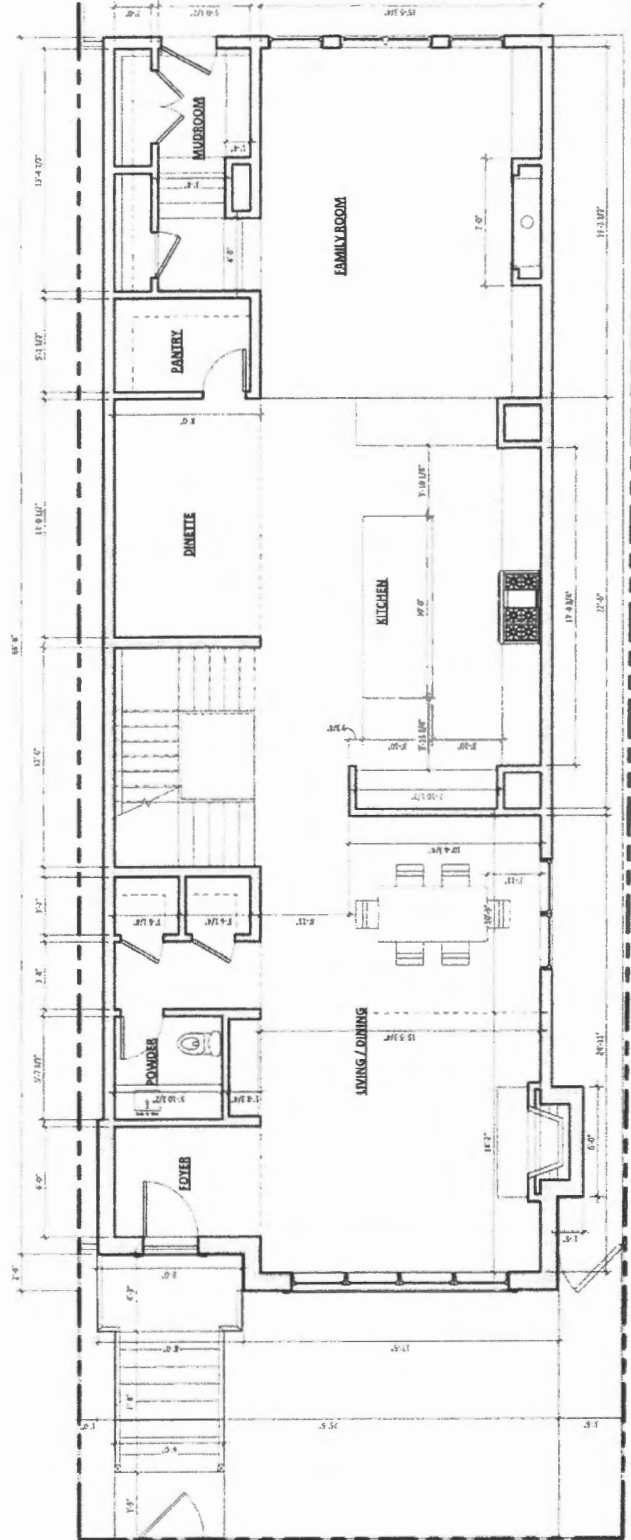
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PAULINA HOUSE 1

LOWER LEVEL

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1 1ST FLOOR CONCEPT
3/16" = 1'-0"

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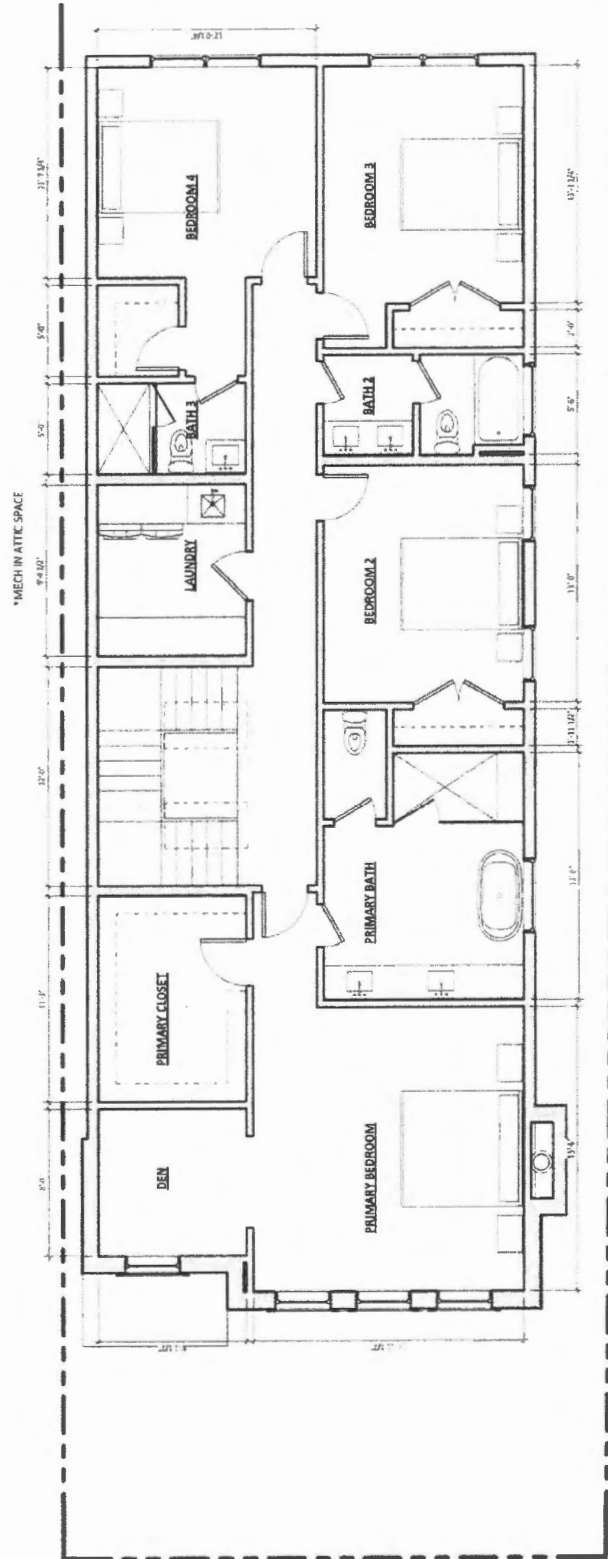
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PAULINA HOUSE 1

FIRST FLOOR PLAN

4/20/2026 C-1

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OPTION 2 ALTERNATIVE

① SECOND FLOOR
3/16" = 1'-0"

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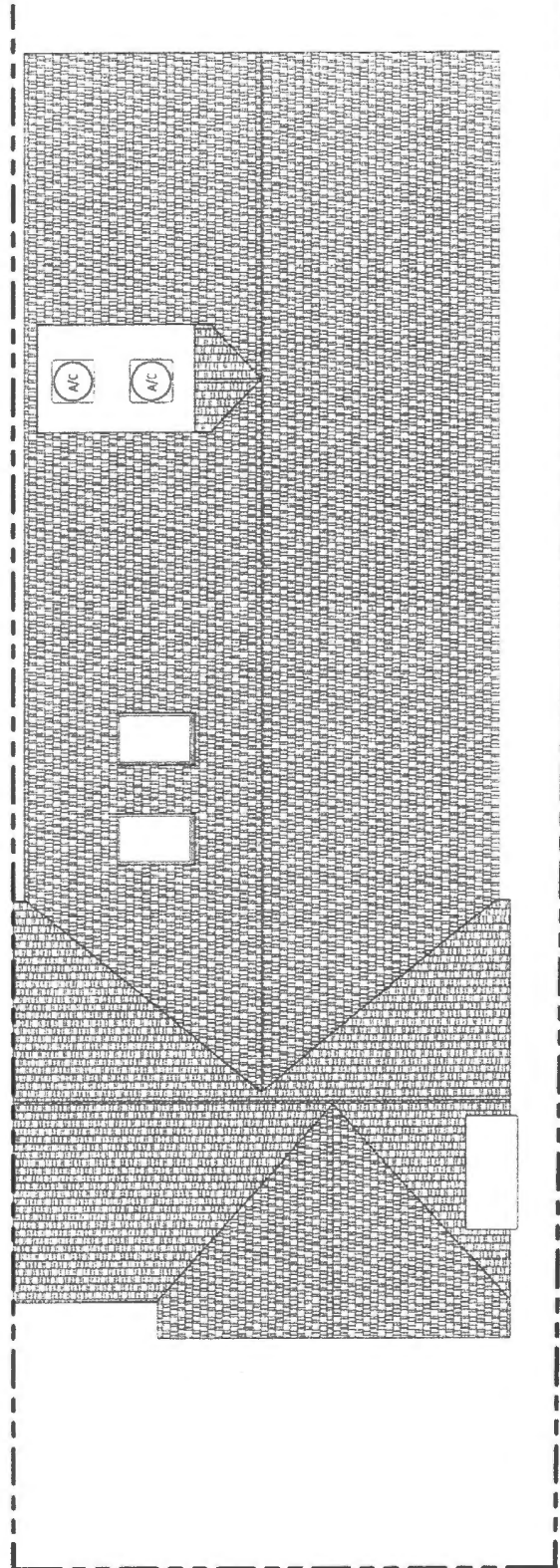
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PAULINA HOUSE 1

SECOND FLOOR PLAN
4/20/2026

C-2

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1 ROOF PLAN
3/16" = 1'-0"

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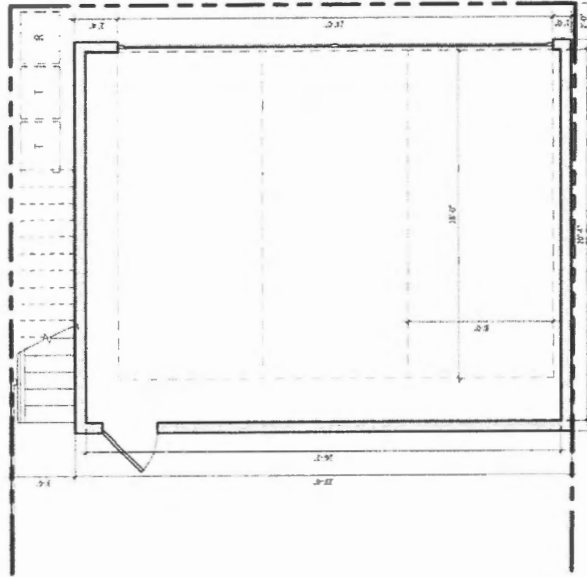
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PAULINA HOUSE 1

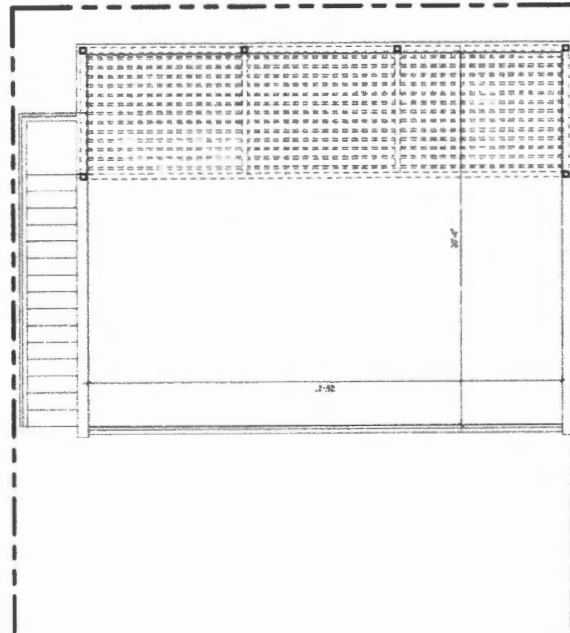
ROOF PLAN

4/7/2026 C 3

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1 GARAGE PLAN
3/16" = 1'-0"



2 GARAGE DECK
3/16" = 1'-0"

PAULINA HOUSE 1

GARAGE

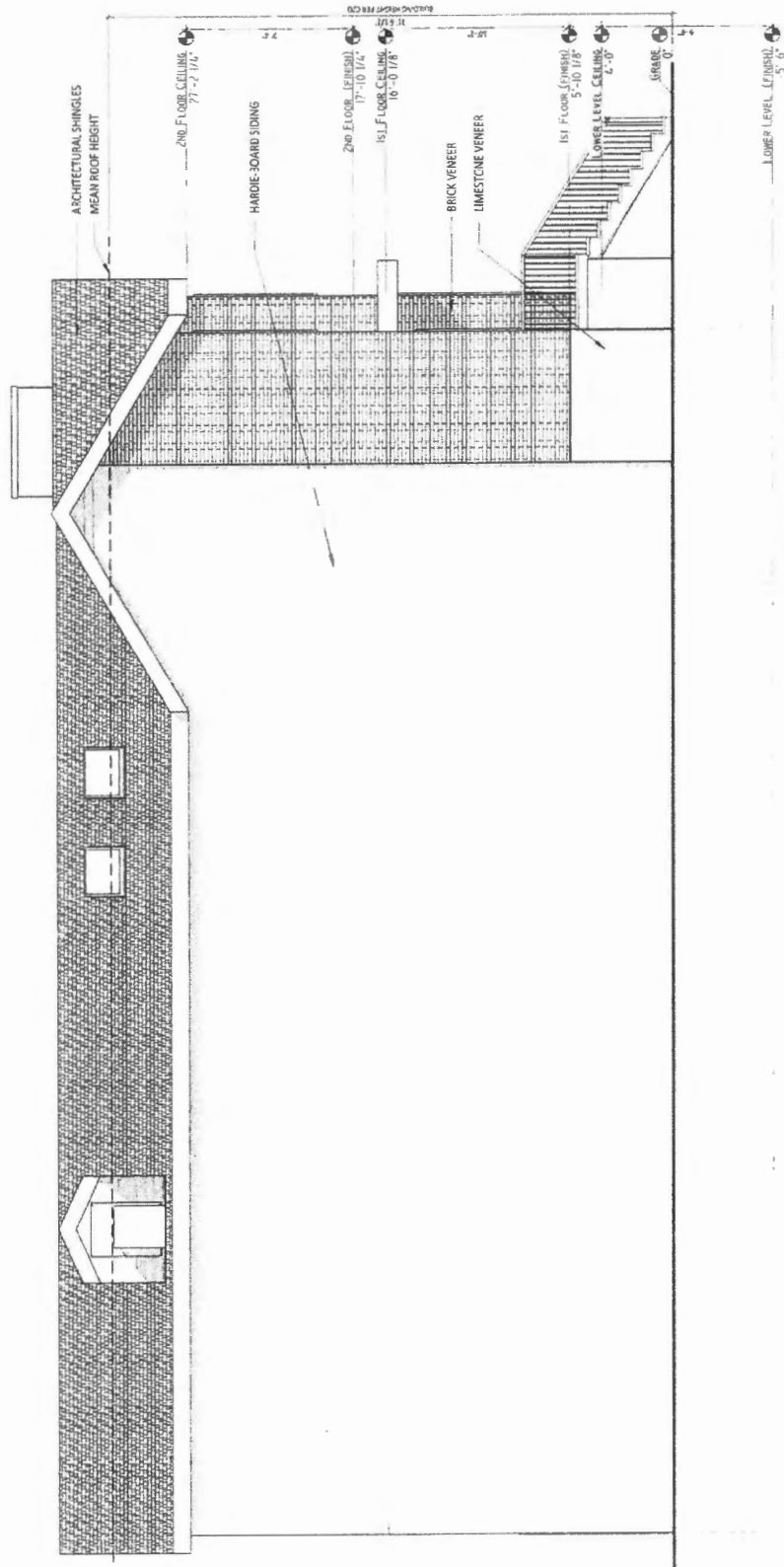
C-4

4/20/2026

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① NORTH ELEVATION
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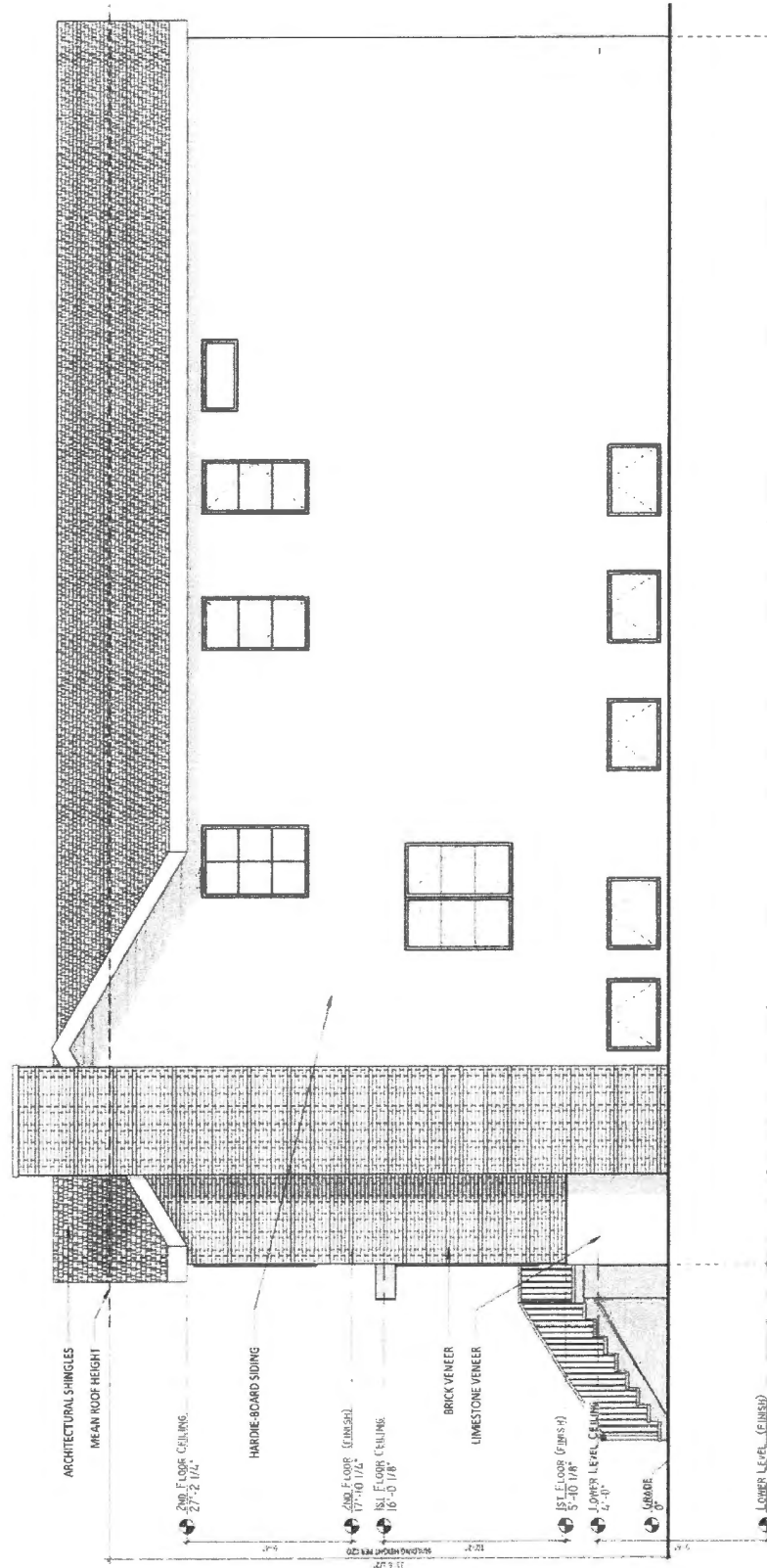
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PAULINA HOUSE 1

ELEVATIONS
4/20/2026 C-7

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1 SOUTH ELEVATION
3/16" = 1'-0"

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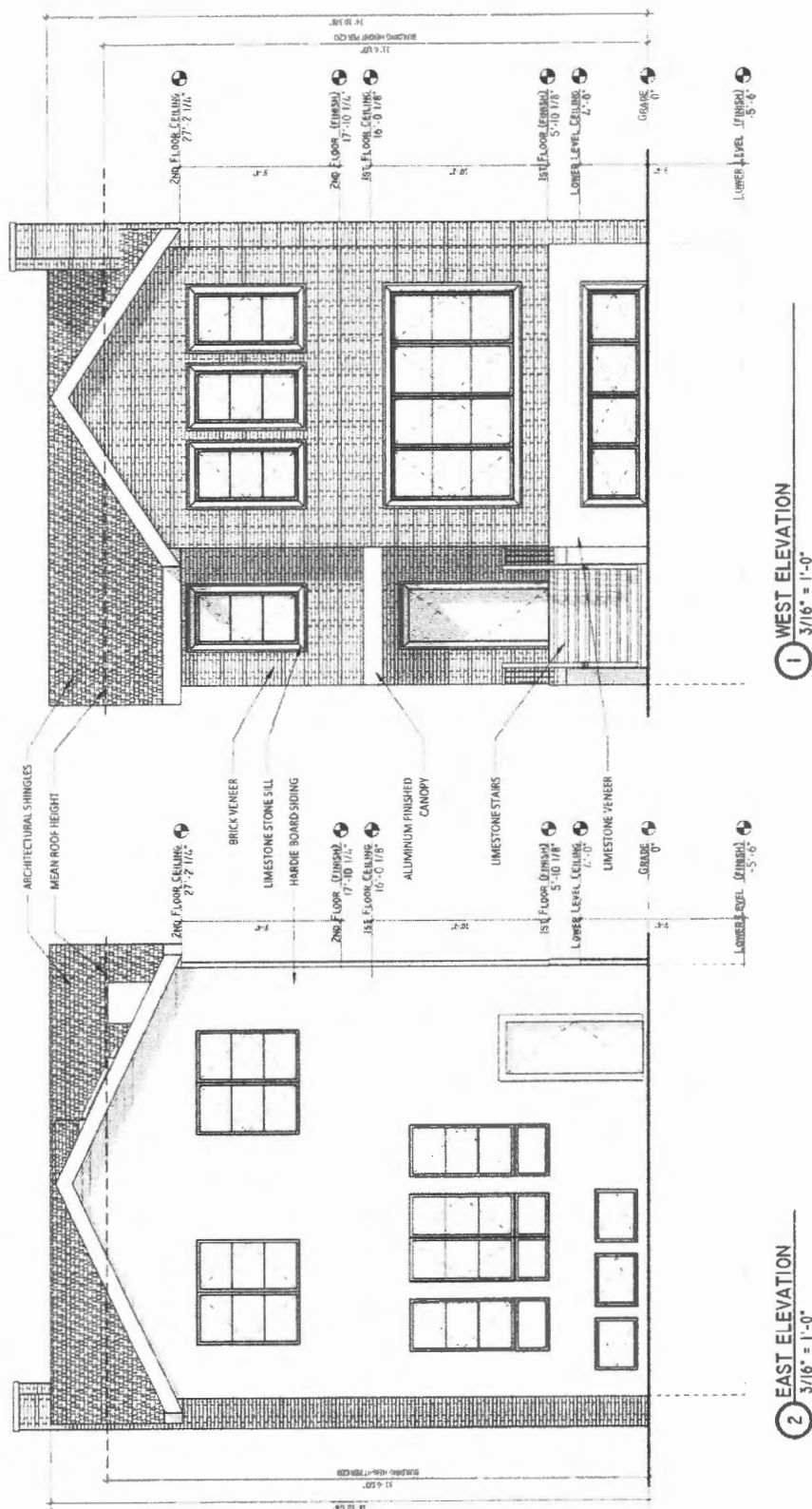
PAULINA HOUSE 1

ELEVATIONS

4/30/2016

C-6

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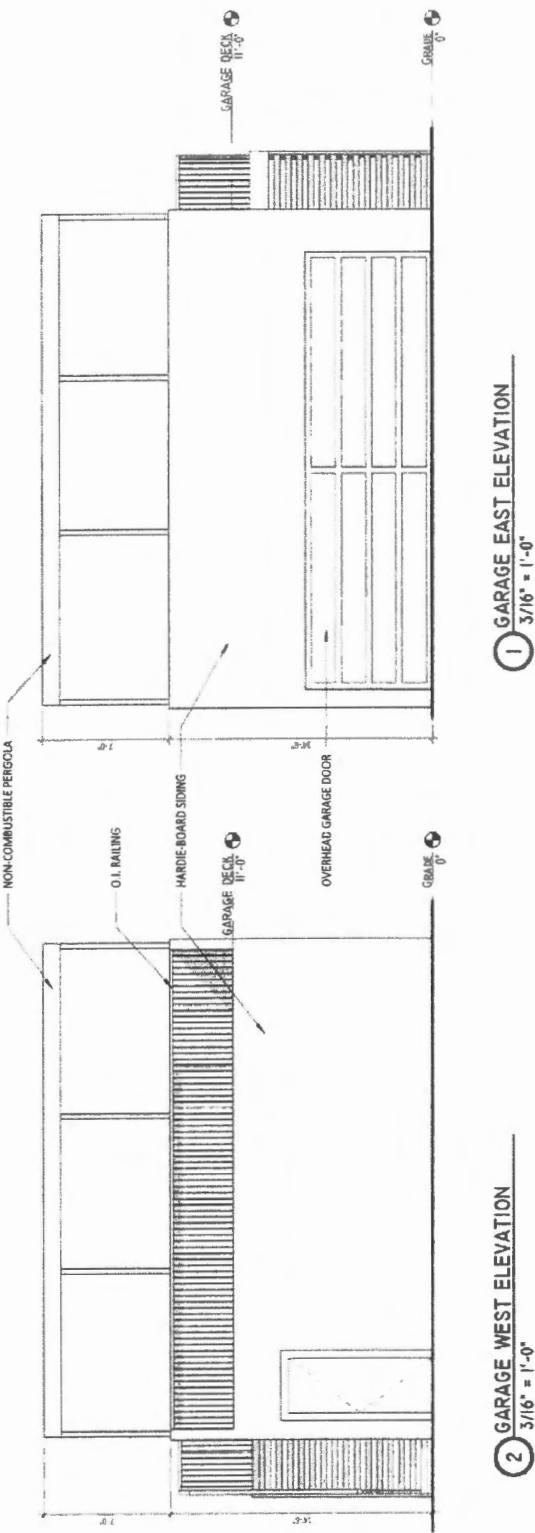
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ELEVATIONS

4/20/207E

C-5

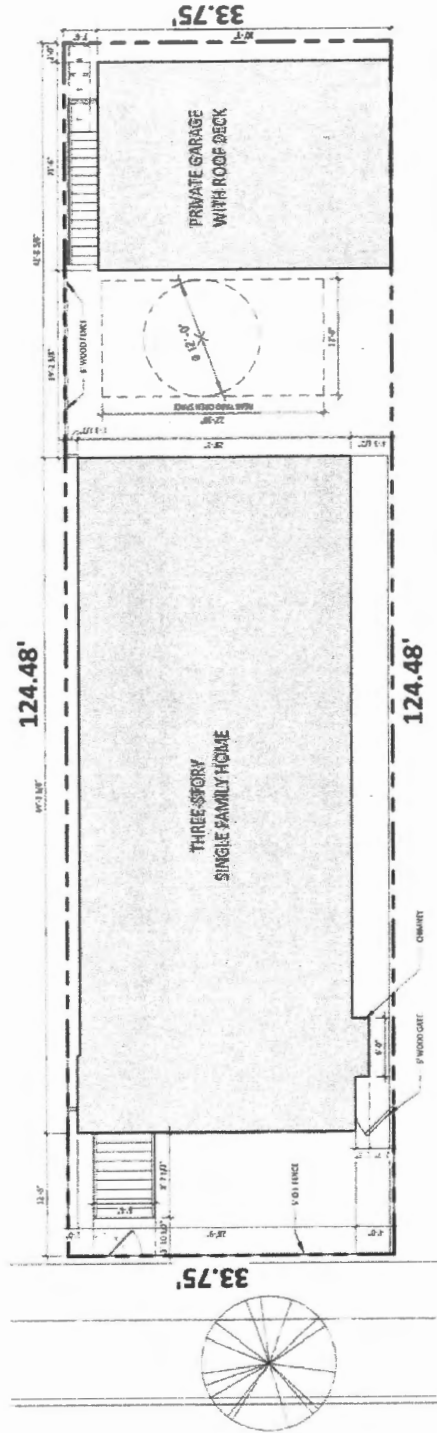
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PAULINA HOUSE 1
GARAGE ELEVATIONS
4/20/2026 C-8

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1 SITE PLAN CONCEPT
1" = 10'-0"

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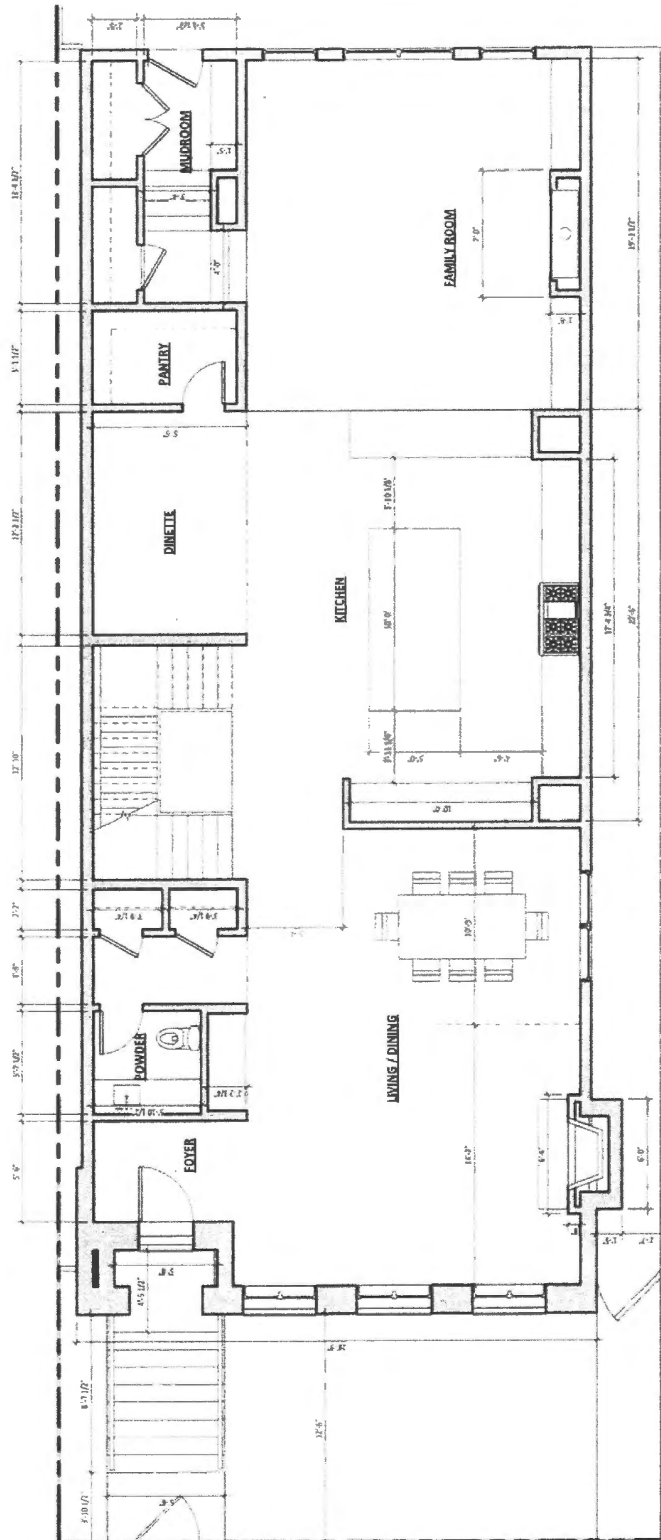
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HOUSE 2

SITE PLAN

4/20/2026 C 00

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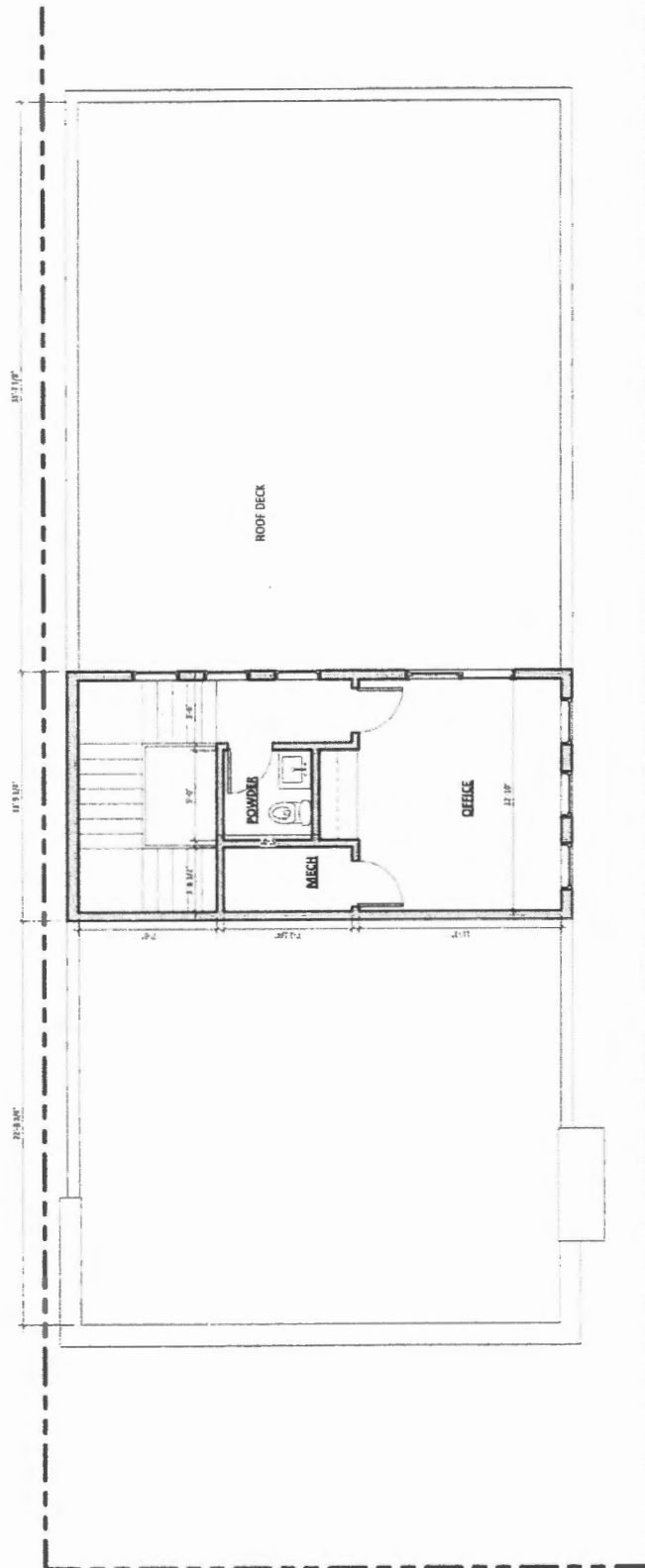
1 1st Floor Concept
3/16" = 1'-0"

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HOUSE 2
FIRST FLOOR PLAN
4/20/2026
C-1

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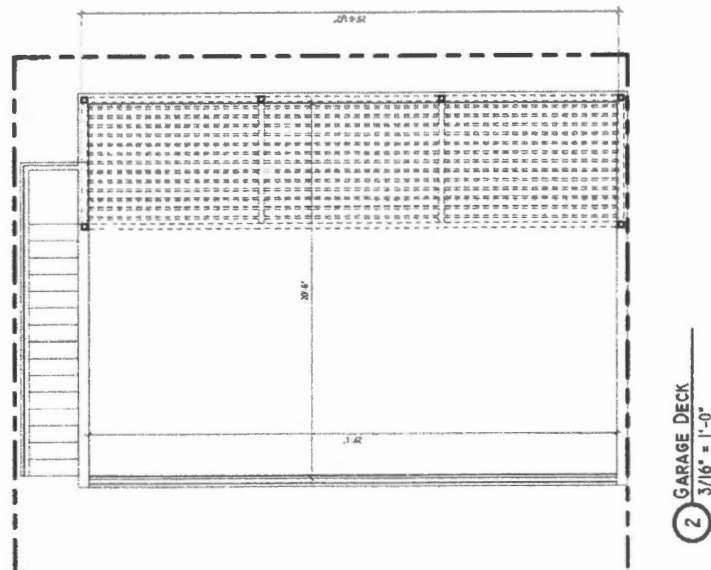
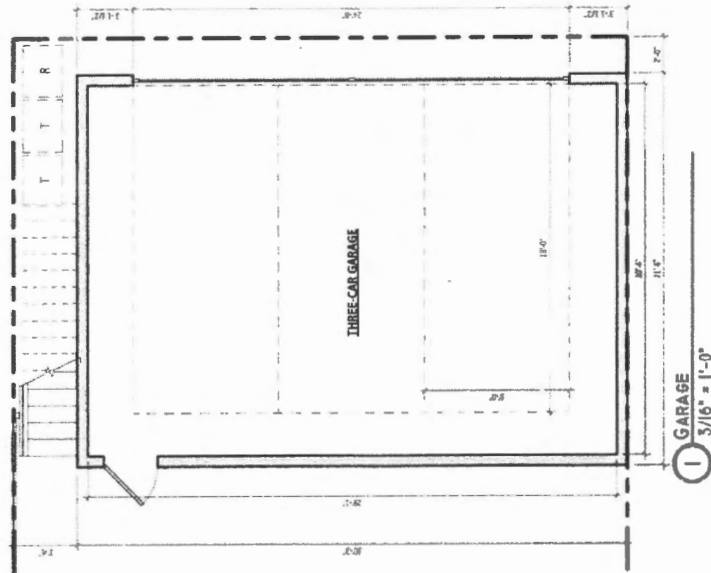
1 THIRD FLOOR PLAN
3/16" = 1'-0"

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HOUSE 2
THIRD FLOOR PLAN
4/20/2026 C-3

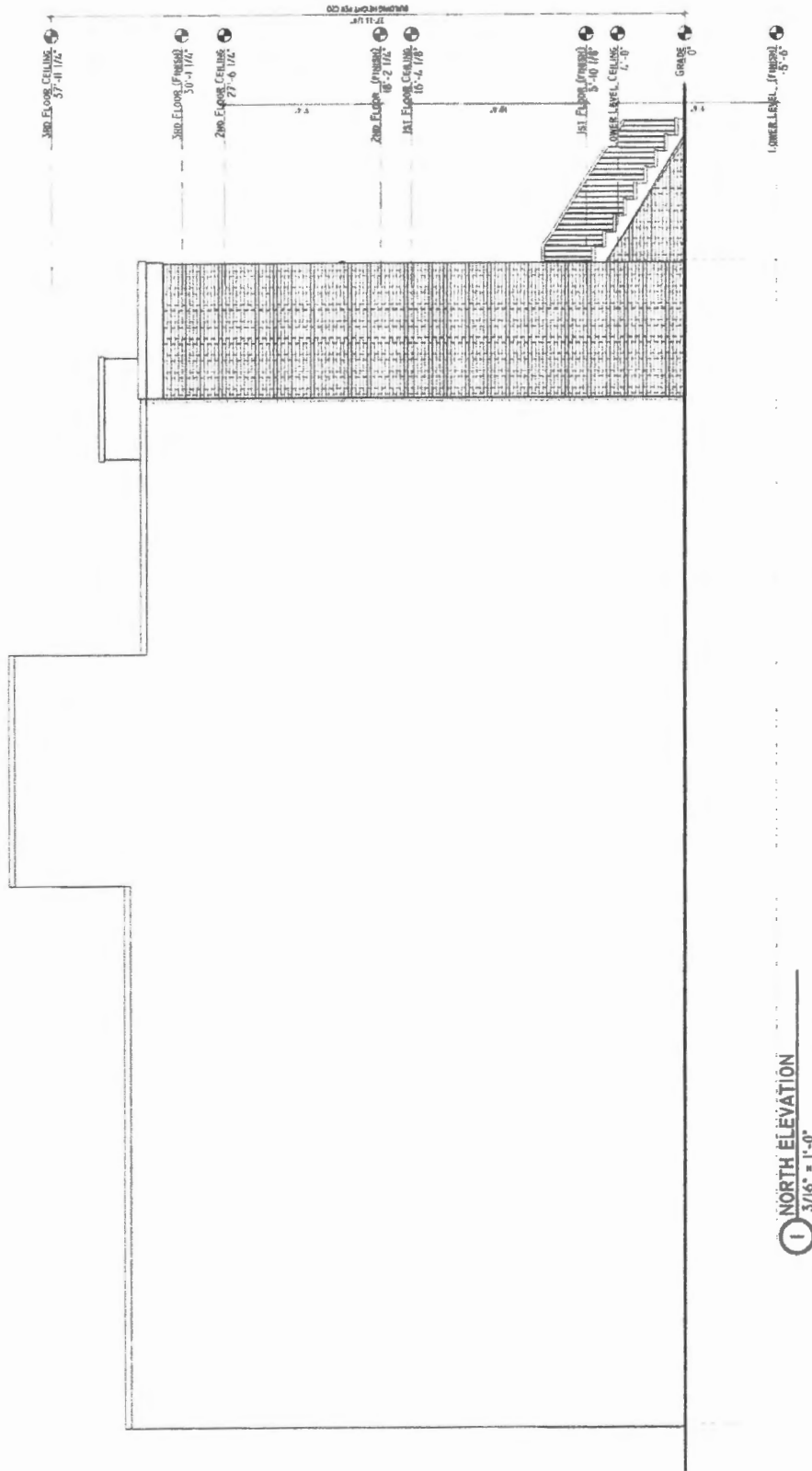
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HOUSE 2
GARAGE PLANS
4/20/2026
C-4

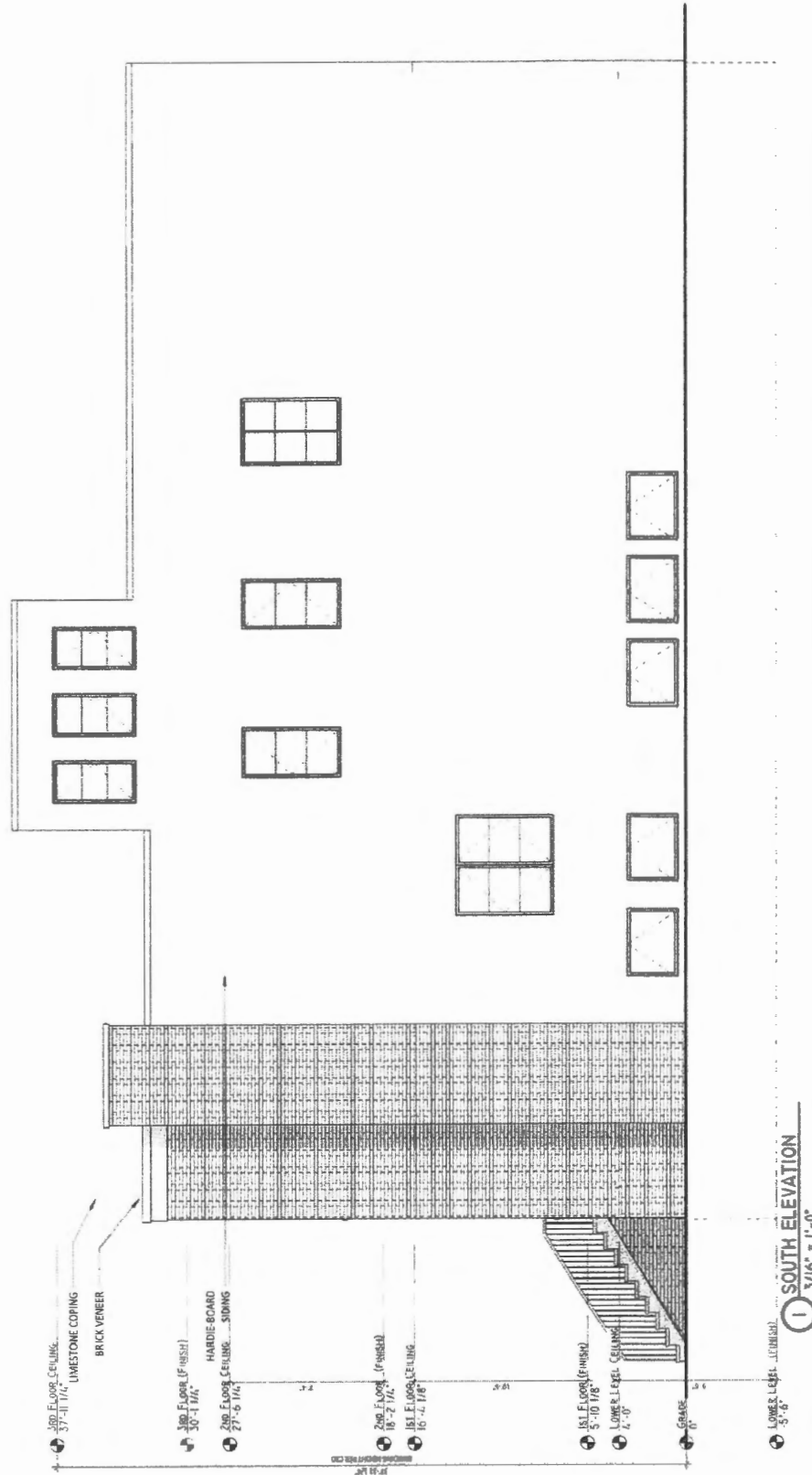
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1 NORTH ELEVATION
3/16" = 1'-0"
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HOUSE 2
ELEVATIONS
4/20/2026 C-7

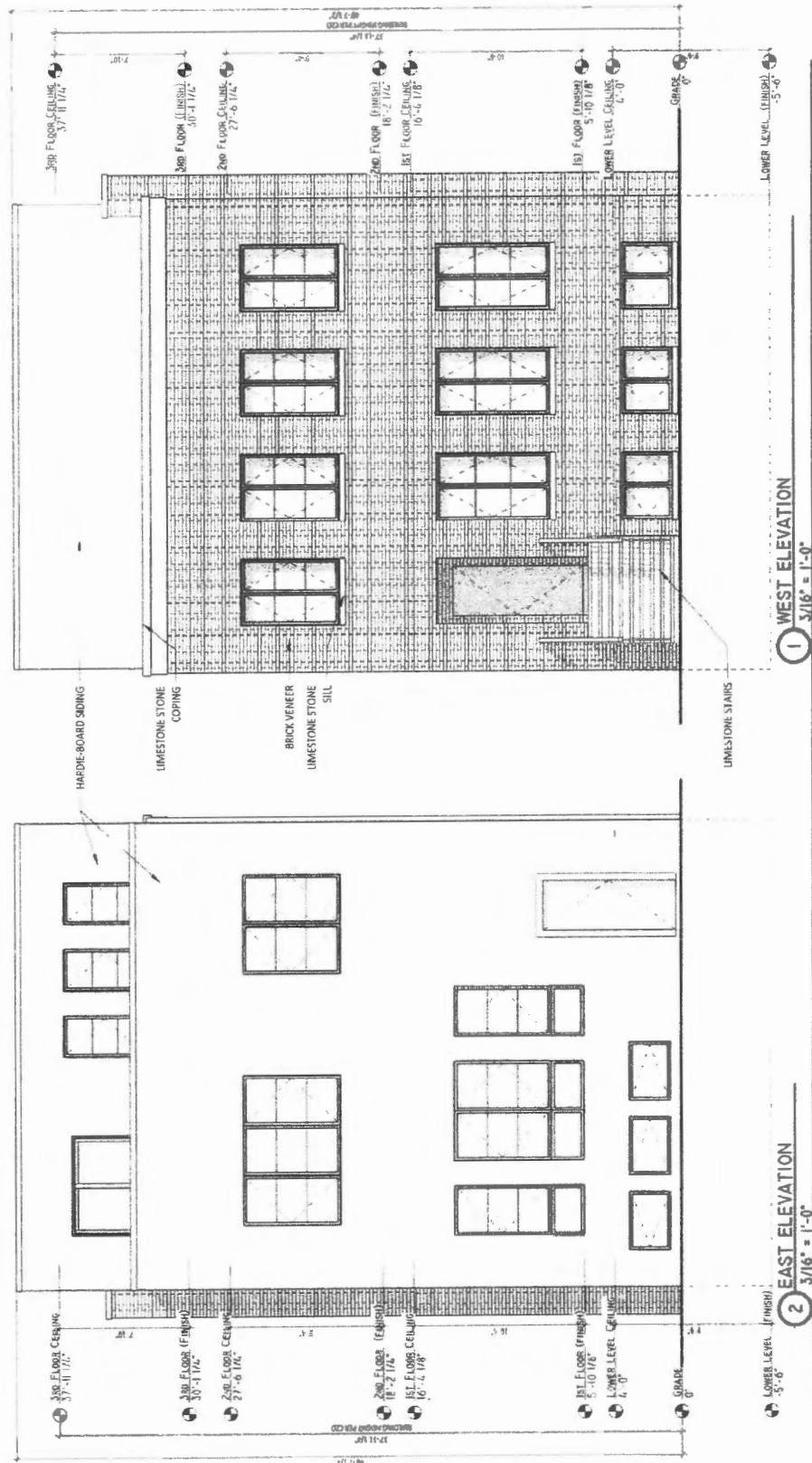
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HOUSE 2
ELEVATIONS
4/20/2026 C-6

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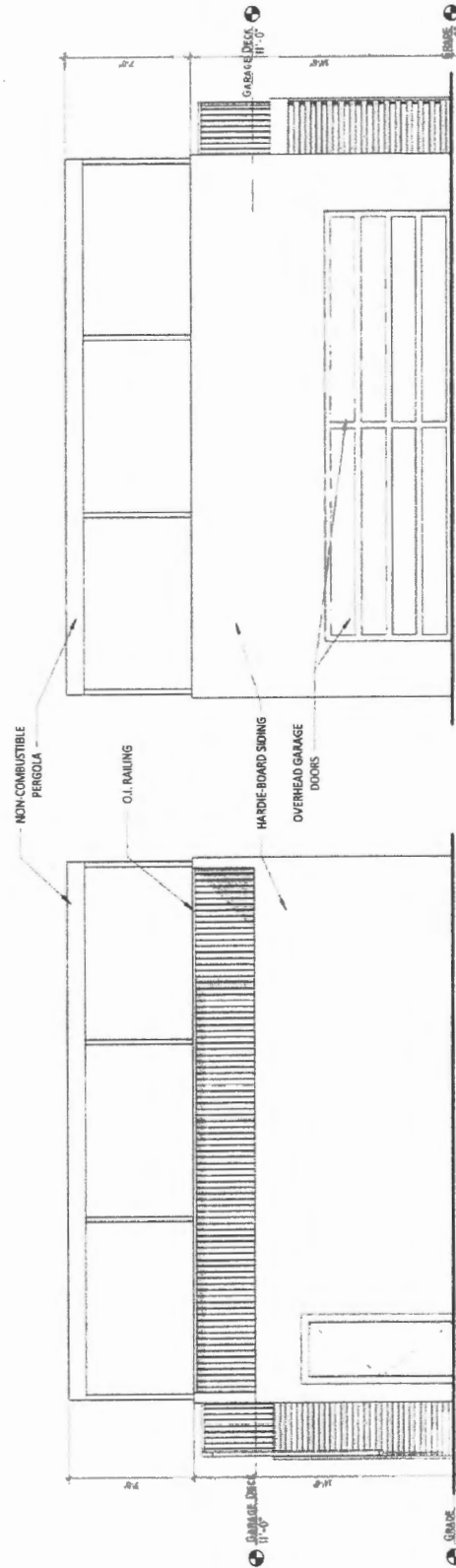
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HOUSE 2
ELEVATIONS

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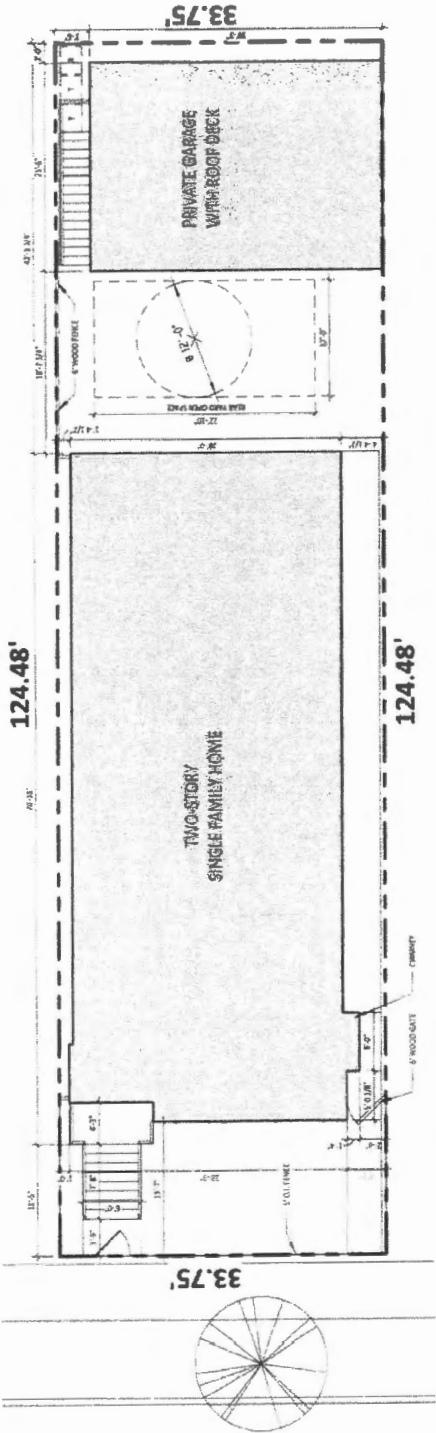
1 GARAGE EAST ELEVATION
3/16" = 1'-0"

2 GARAGE WEST ELEVATION
3/16" = 1'-0"

HOUSE 2
ELEVATIONS
4/20/2026
C-8

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1 SITE PLAN
1" = 10'-0"

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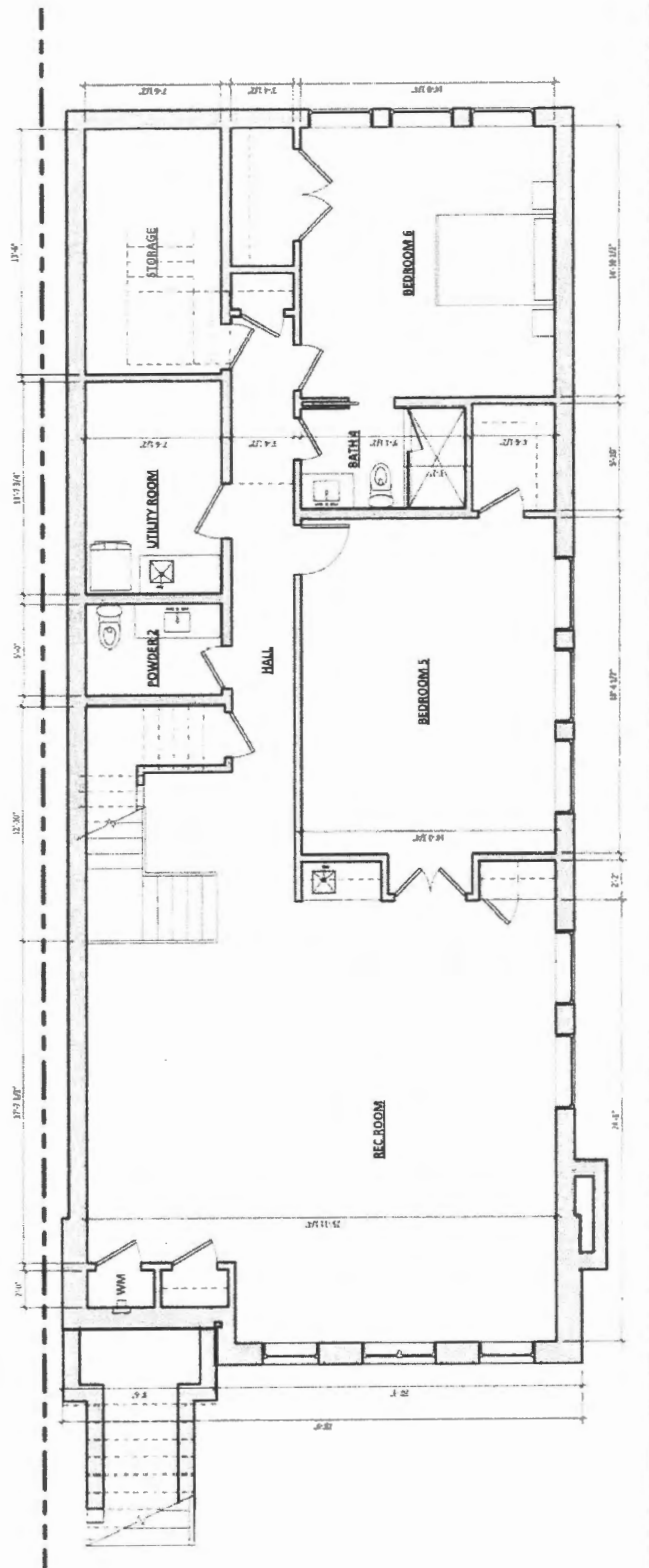
HOUSE 3

SITE PLAN

4/10/2026

C-00

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① LOWER LEVEL
3/16" = 1'-0"

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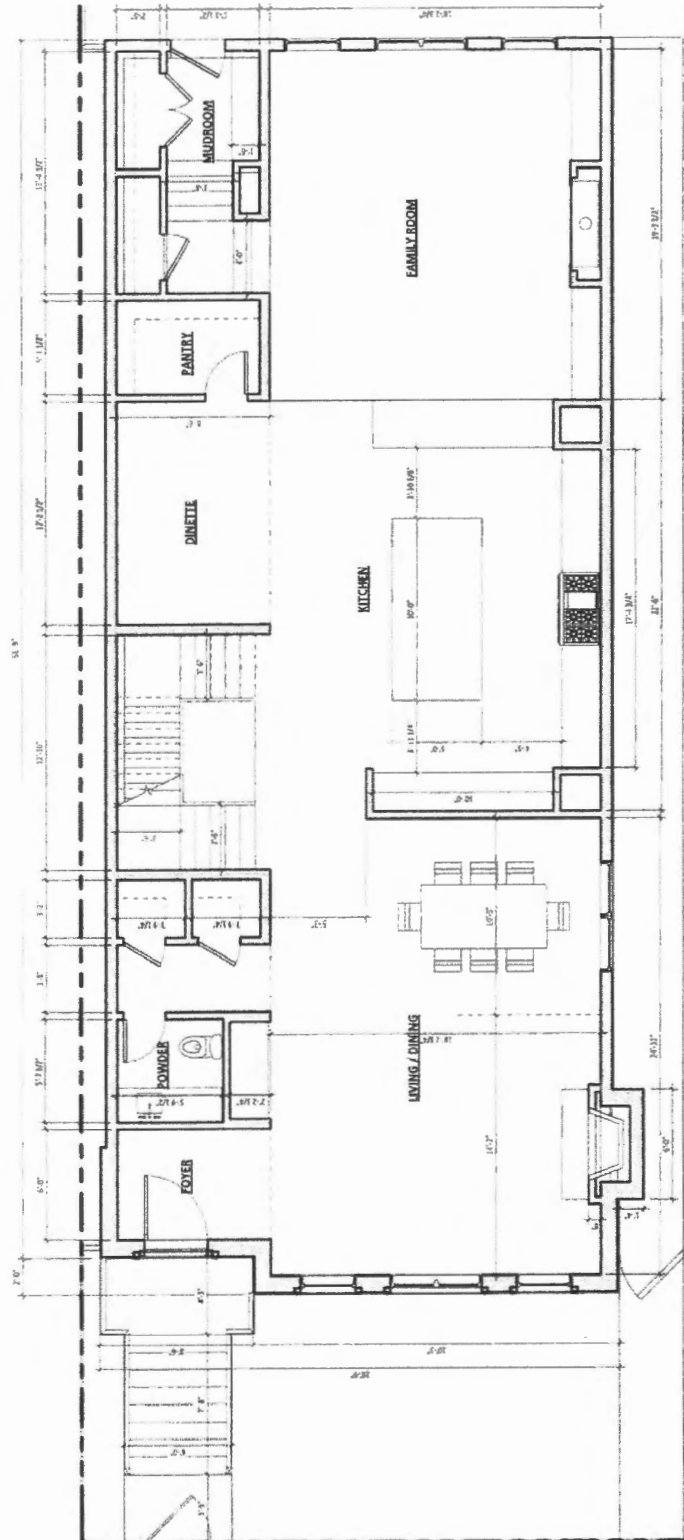
HOUSE 3

LOWER LEVEL

4/20/2026

C-0

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1ST FLOOR CONCEPT

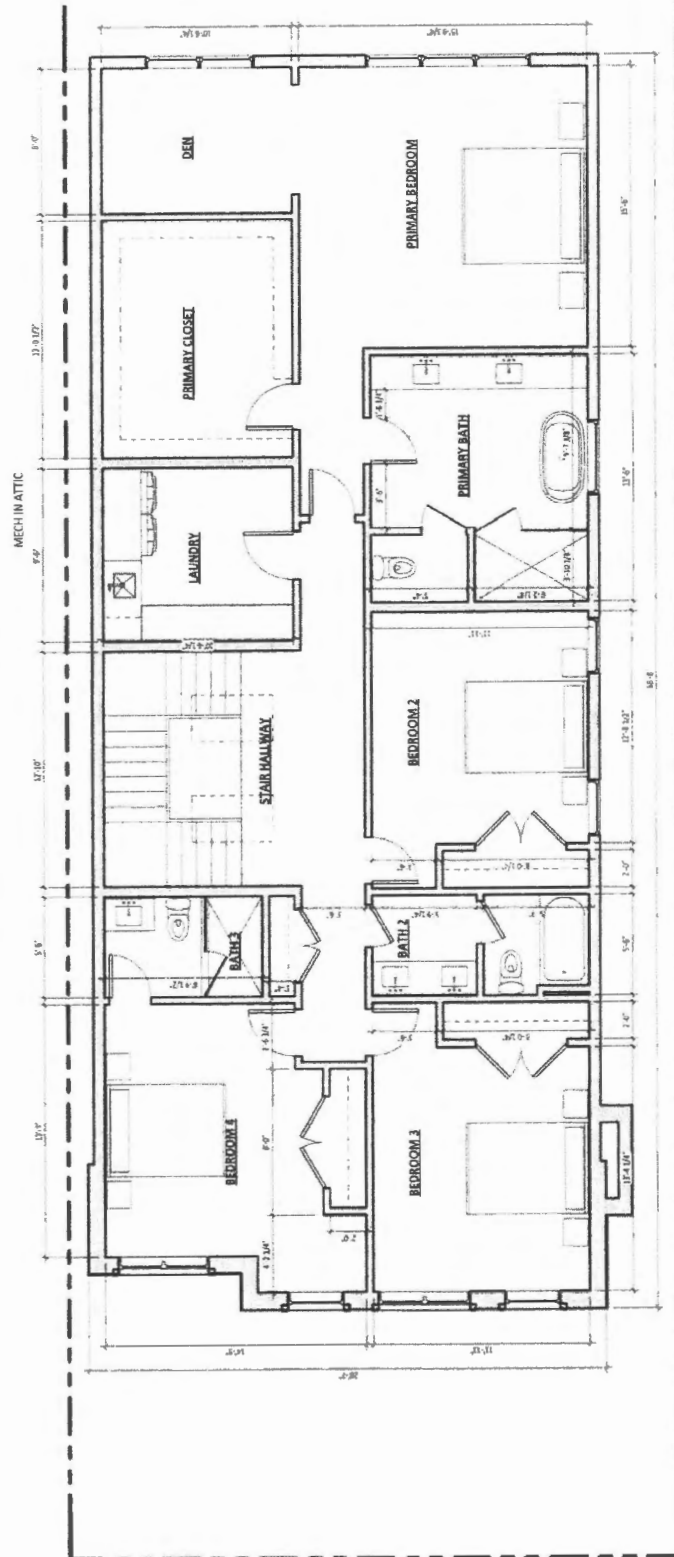
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HOUSE 3
FIRST FLOOR PLAN
4/20/2026 C-1

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1 SECOND FLOOR
3/16" = 1'-0"

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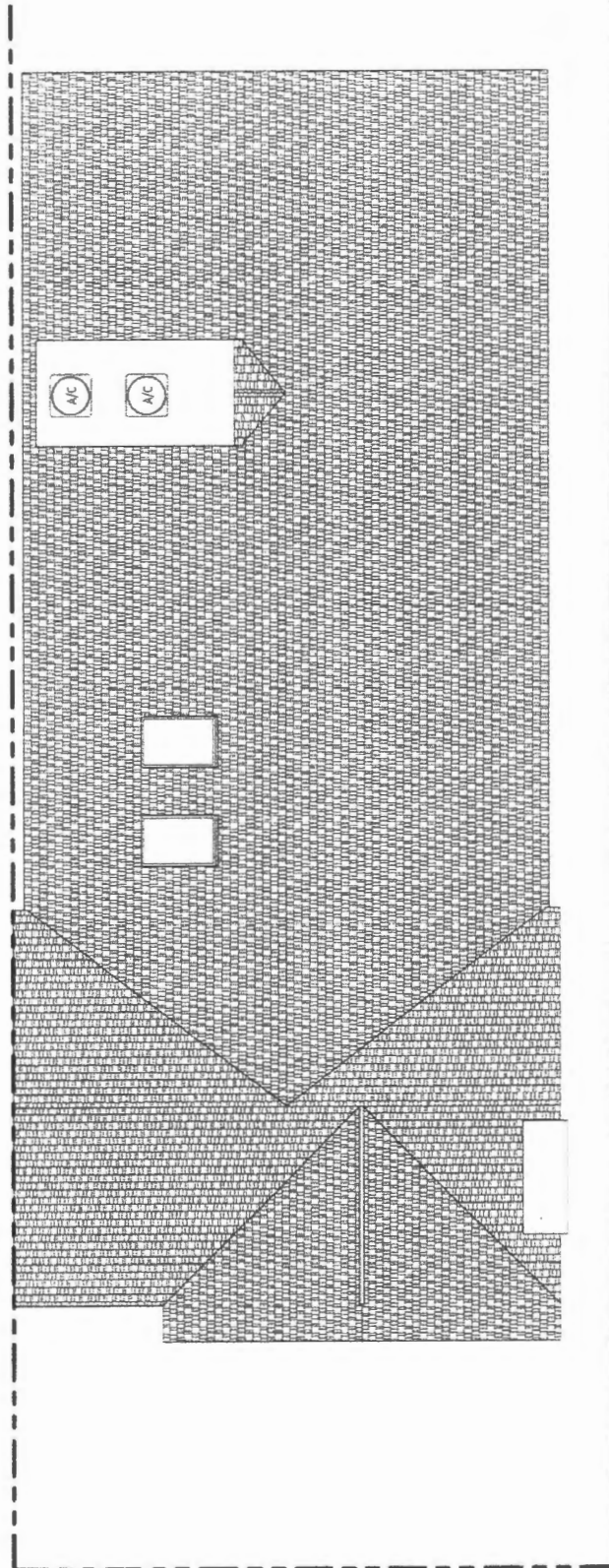
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HOUSE 3

SECOND FLOOR PLAN

4/20/2026 C-2

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1 ROOF PLAN
3/16" = 1'-0"

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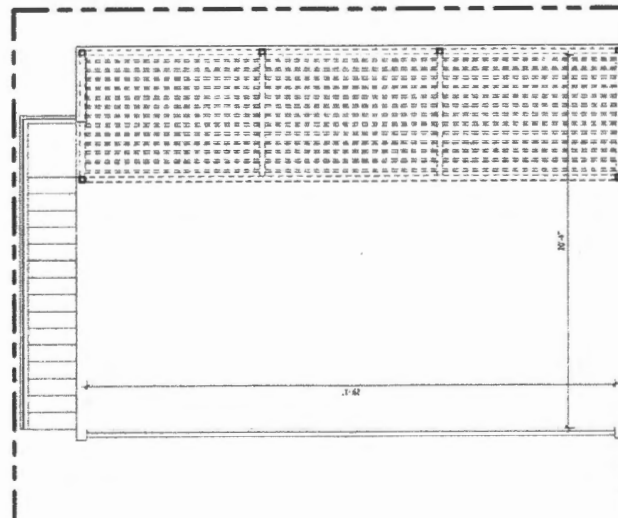
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HOUSE 3

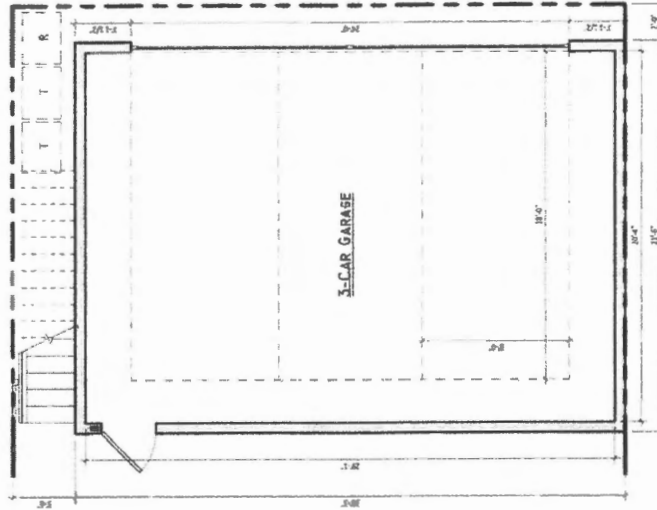
ROOF PLAN

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2 GARAGE DECK
3/16" = 1'-0"



1 GARAGE PLAN
3/16" = 1'-0"

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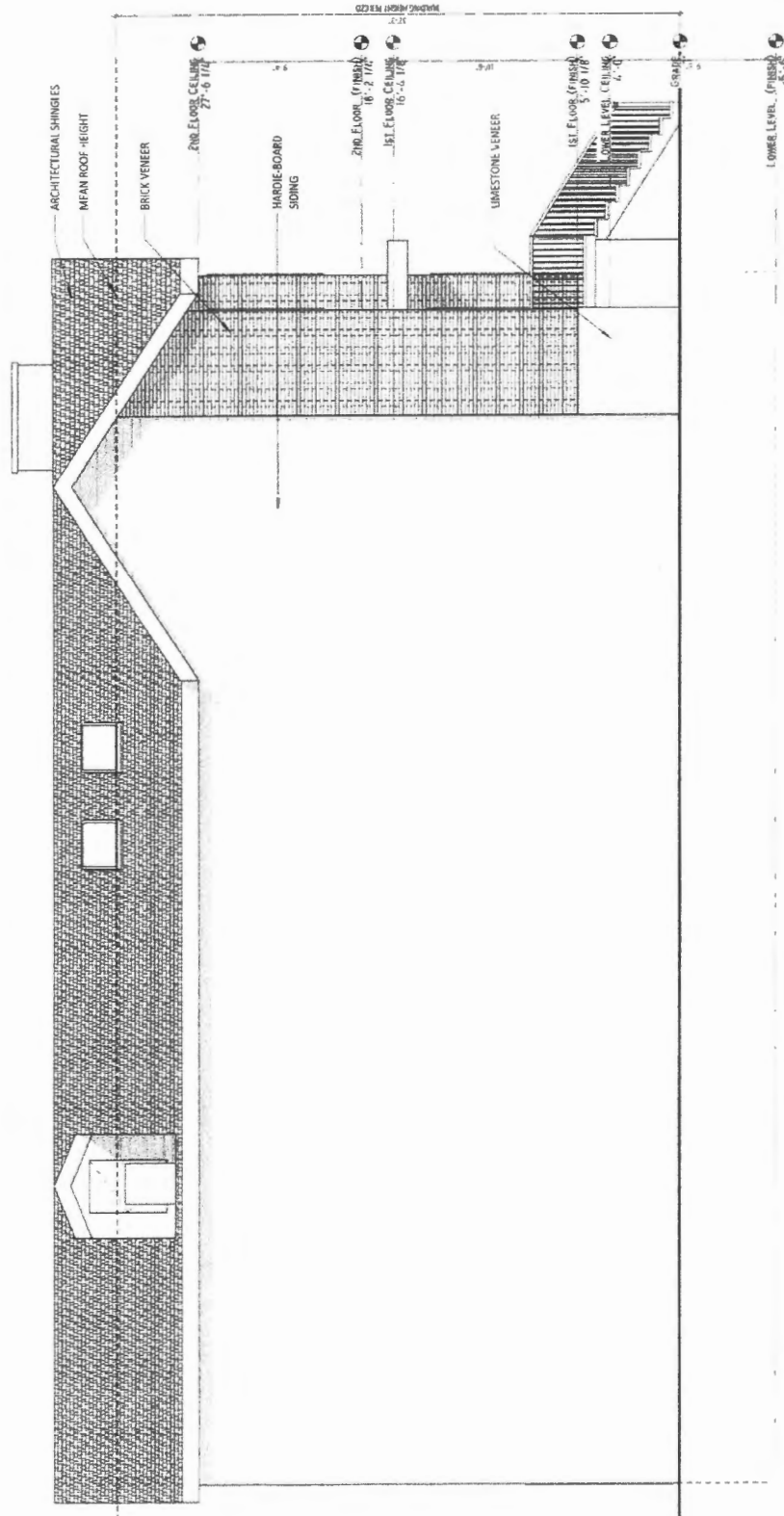
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HOUSE 3

GARAGE PLANS

4/20/2026 C-4

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1 NORTH ELEVATION
3/16" = 1'-0"

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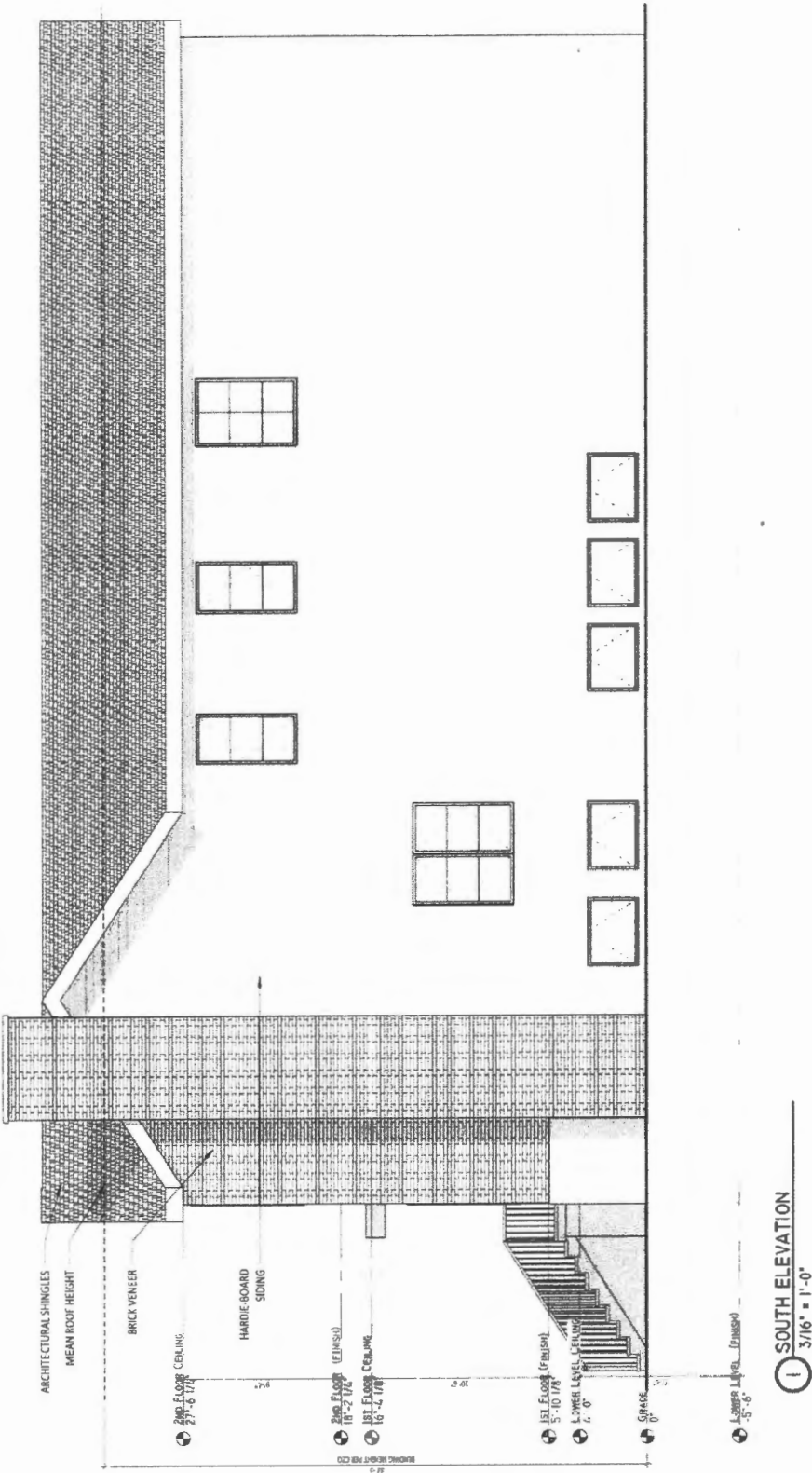
HOUSE 3

ELEVATIONS

4/20/2026

C-7

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HOUSE 3
ELEVATIONS
4/10/2026 C 6

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REPORTS OF COMMITTEES

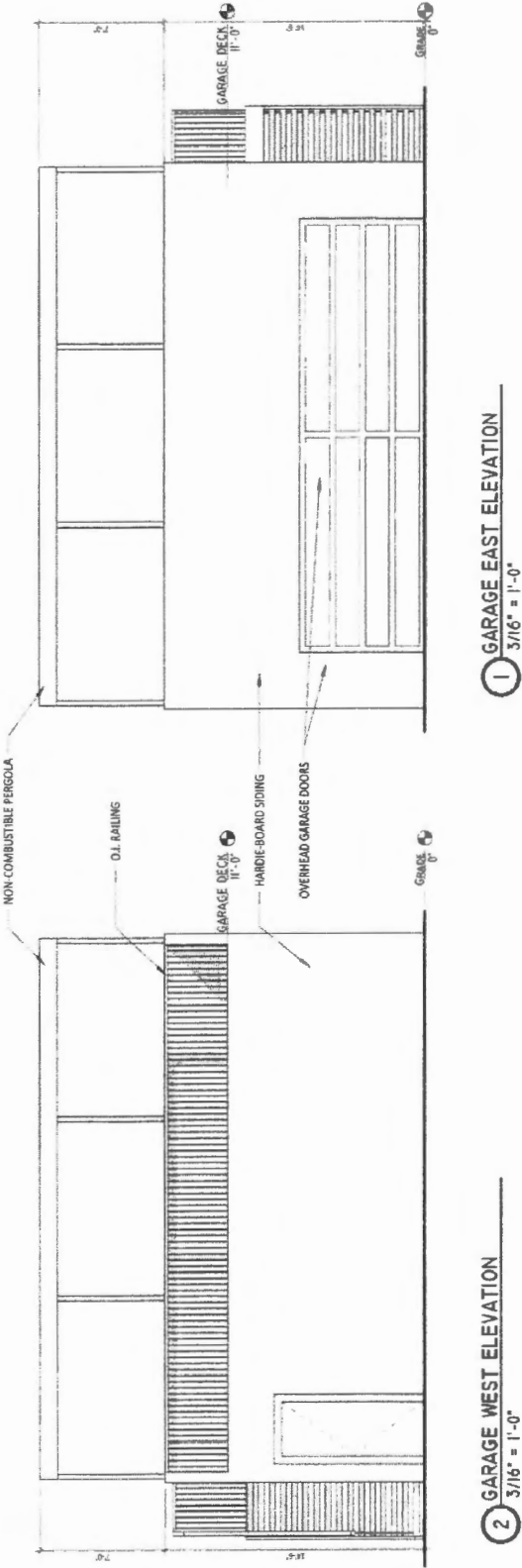
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HOUSE 3
ELEVATIONS
4/20/2026 C S

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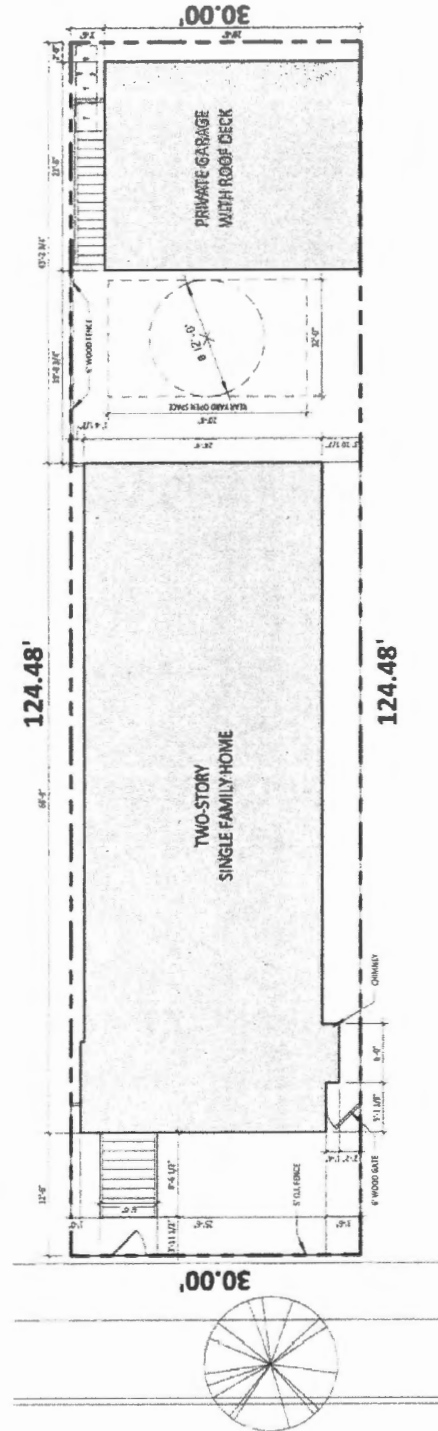
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HOUSE 3
GARAGE ELEVATIONS
4/20/2026 C-8

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1 SITE PLAN
1" = 10'-0"

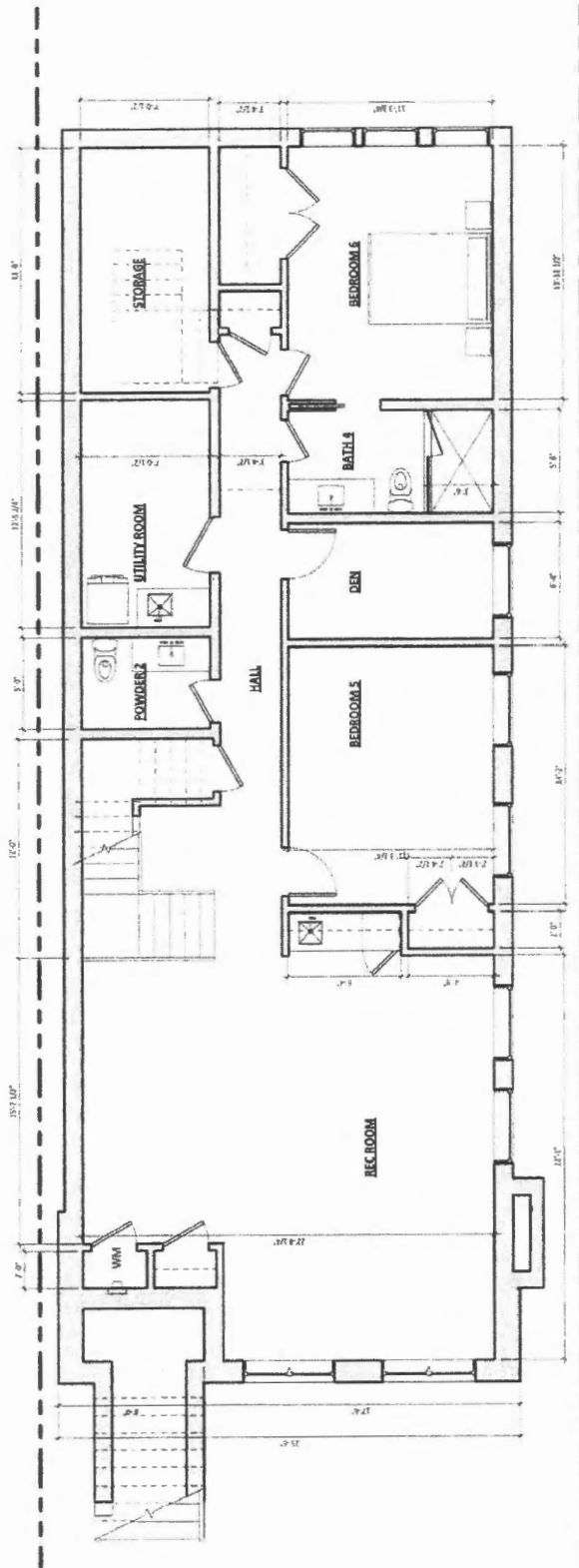
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PAULINA HOUSE 4

SITE PLAN
4/10/2026
C-00

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① LOWER LEVEL
3/16" = 1'-0"

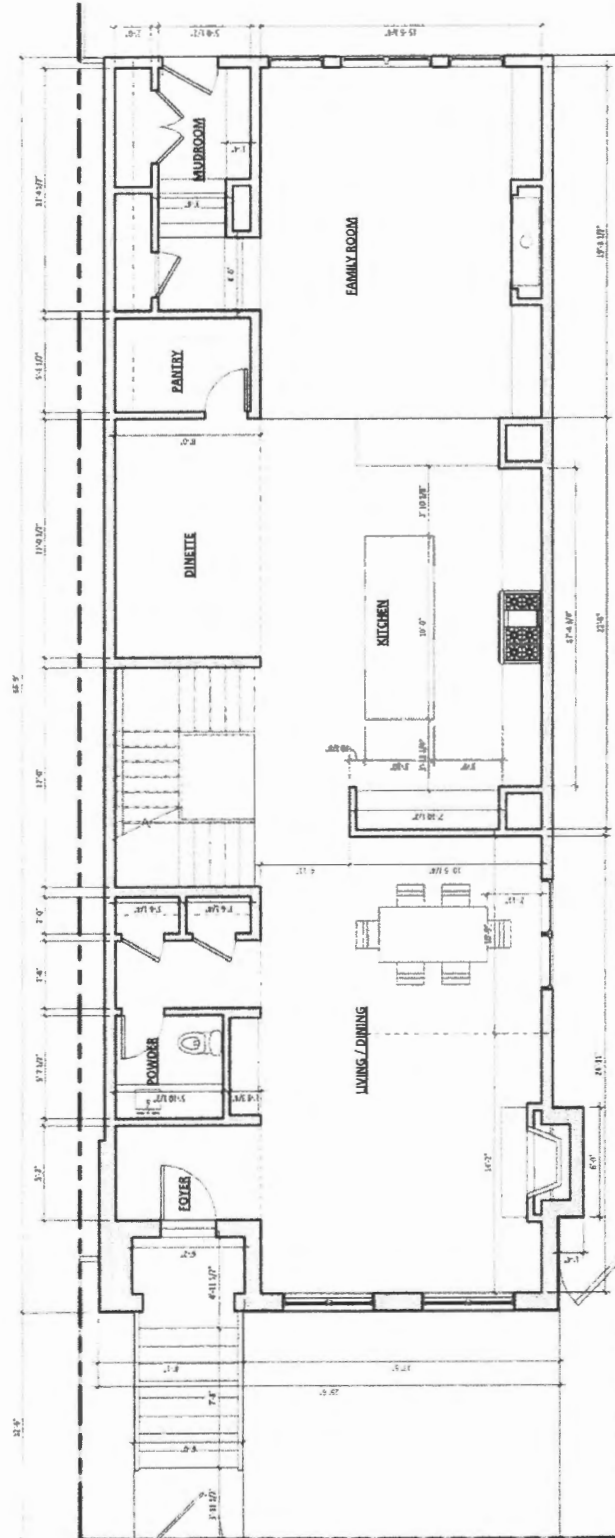
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PAULINA HOUSE 4

LOWER LEVEL
4/20/2026
C-0

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1 1ST FLOOR CONCEPT
3/16" = 1'-0"

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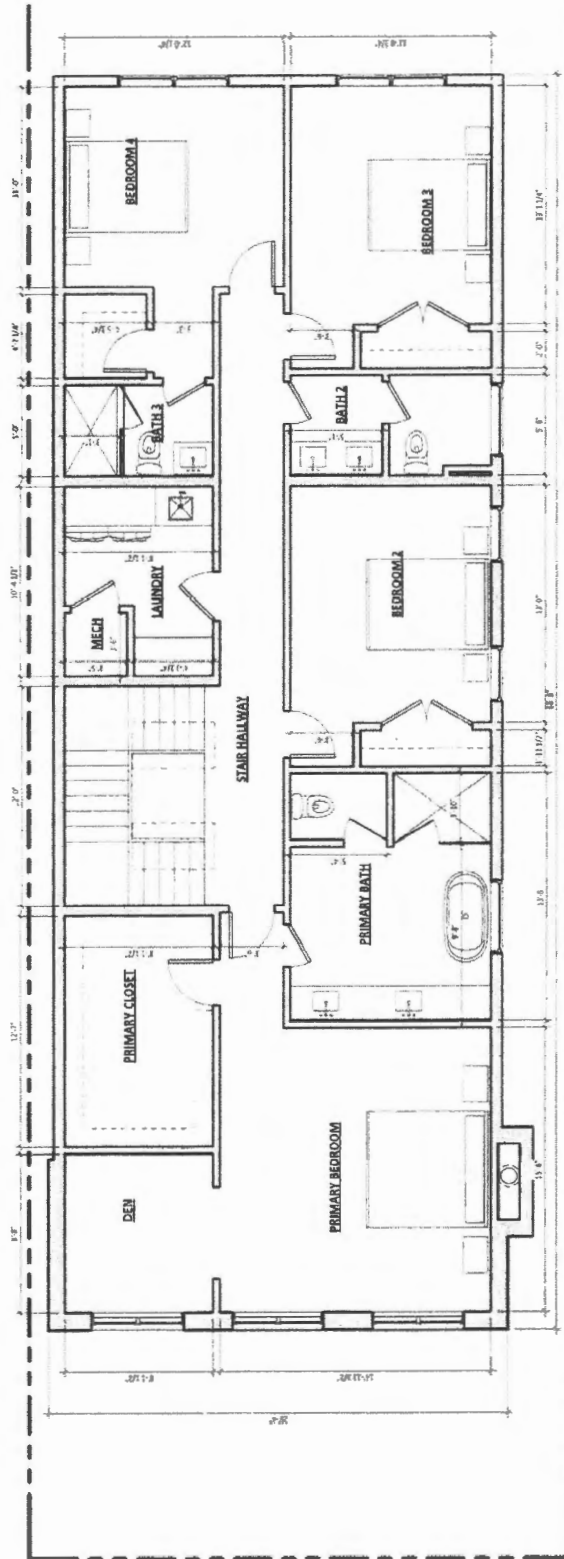
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PAULINA HOUSE 4

FIRST FLOOR PLAN

4/20/2016 C-1

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OPTION 2 ALTERNATIVE

1 SECOND FLOOR
3/16" = 1'-0"

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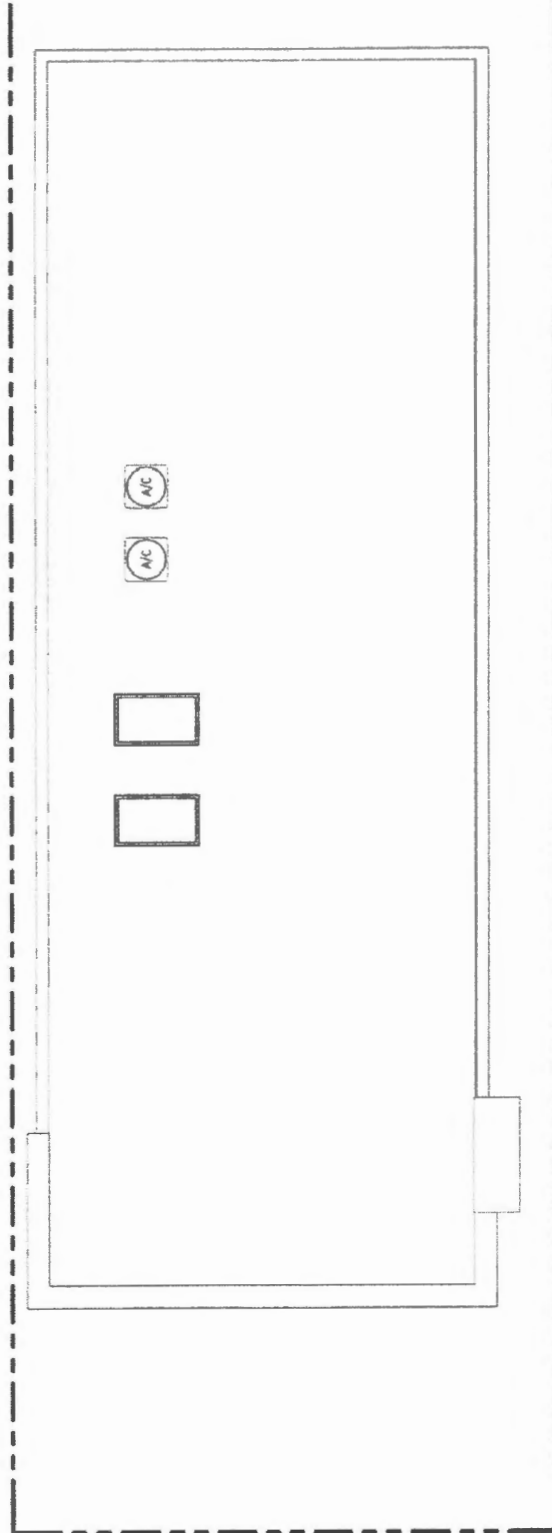
PAULINA HOUSE 4

SECOND FLOOR PLAN

4/20/2026

C-2

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1 ROOF PLAN
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

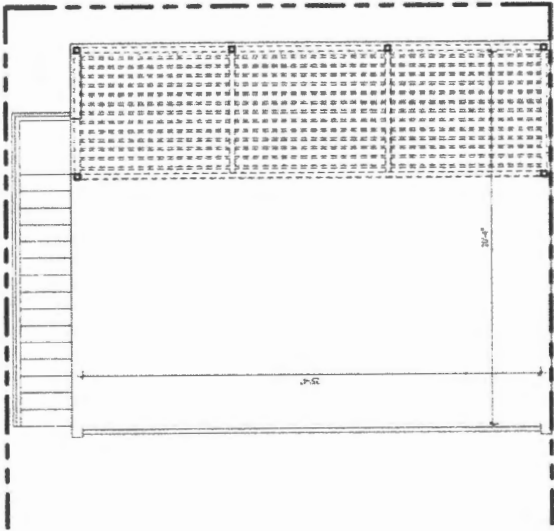
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PAULINA HOUSE 4

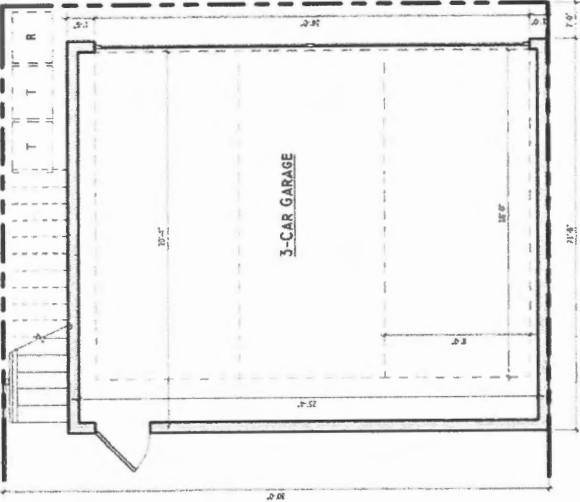
ROOF PLAN

4/20/2026
C:3

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2 GARAGE DECK
3/16" = 1'-0"



1 GARAGE PLAN
3/16" = 1'-0"

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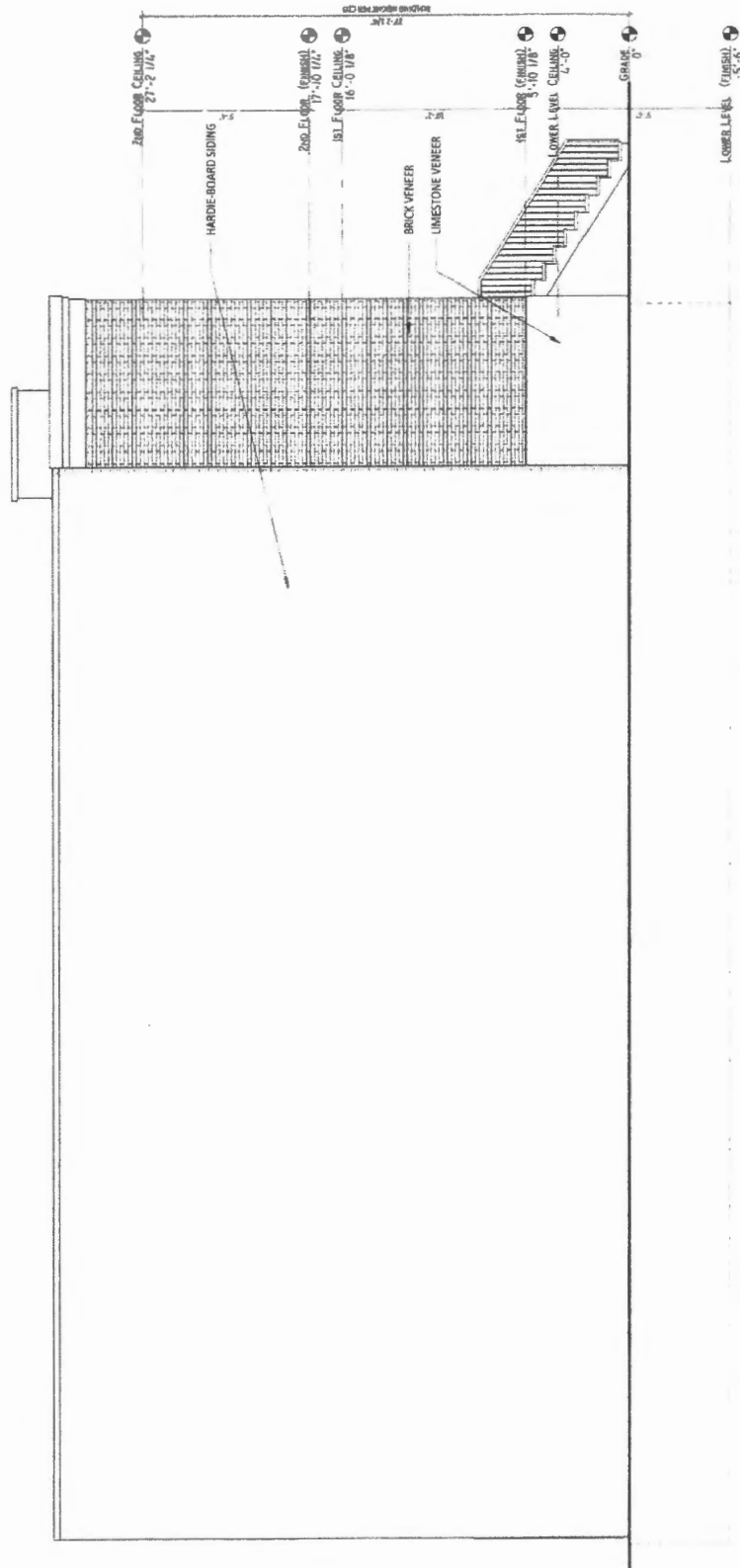
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PAULINA HOUSE 4

GARAGE PLANS

4/20/2026 C-4

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1 NORTH ELEVATION
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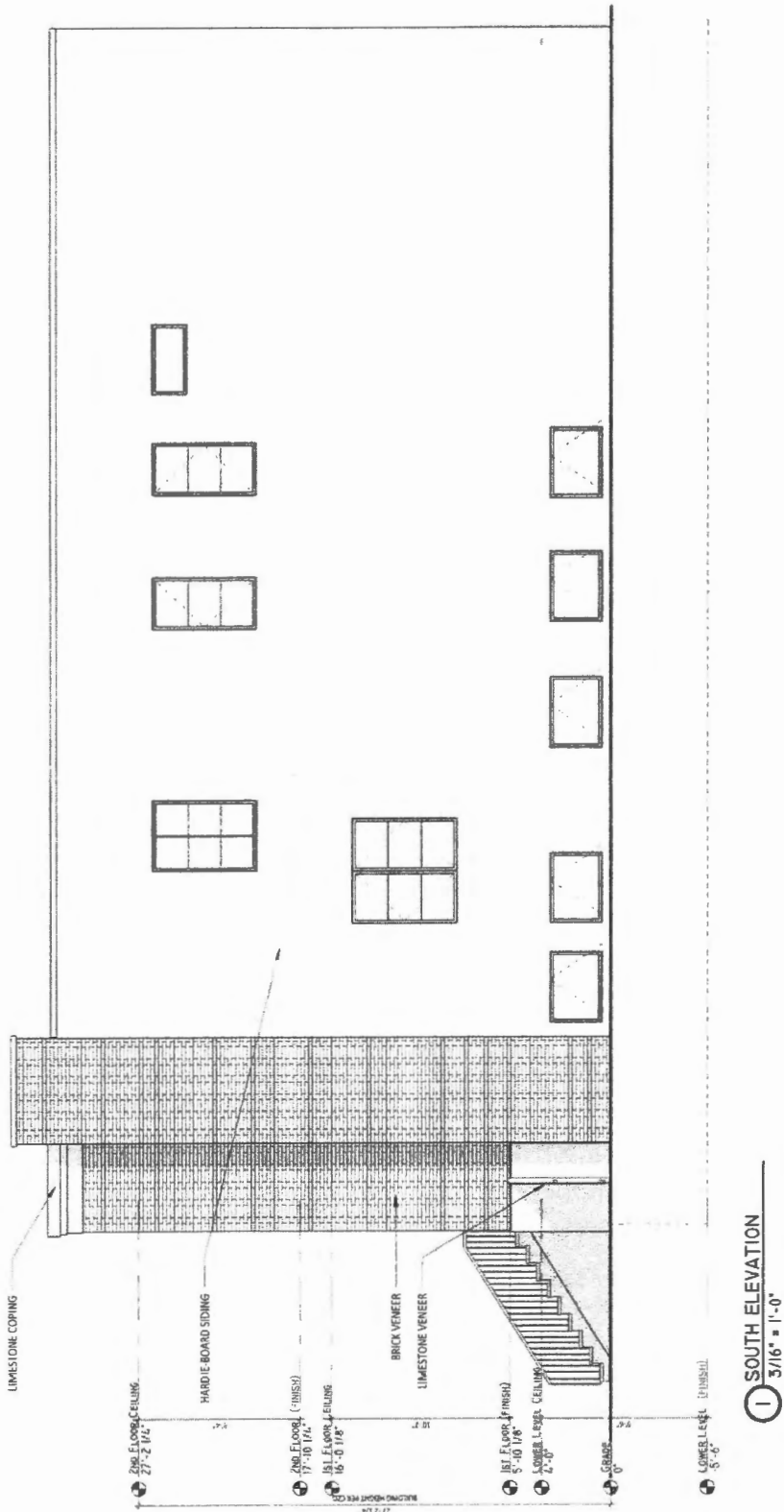
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PAULINA HOUSE 4

ELEVATIONS
4/20/2026 C-7

Final for Publication



MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647

PAULINA HOUSE 4

ELEVATIONS

4/20/2026

C-6

P: 708.259.4561

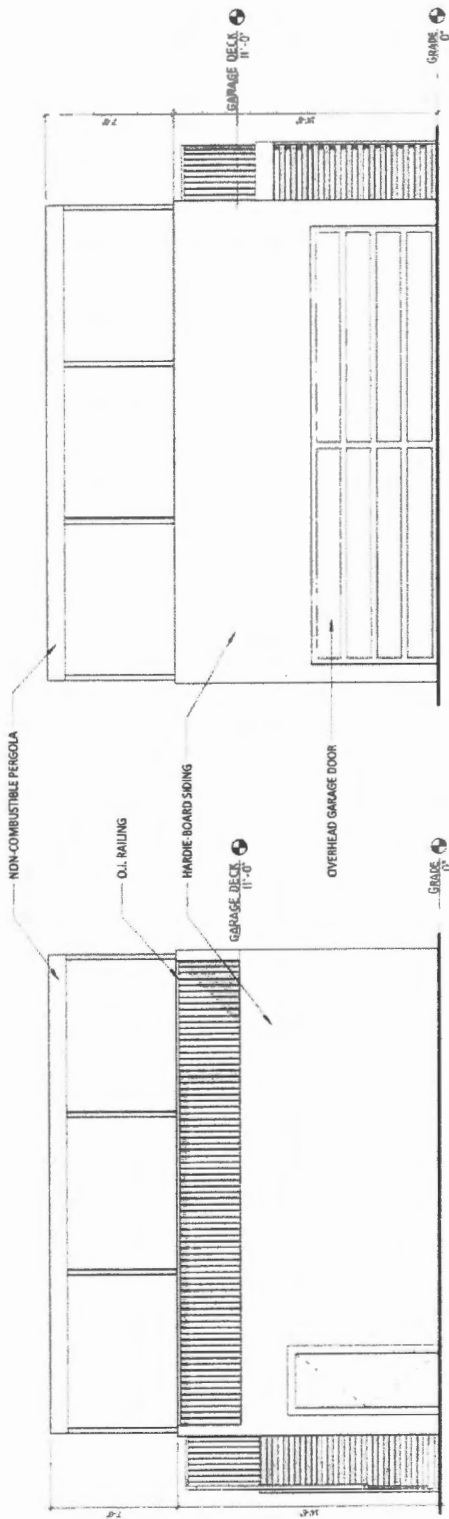
Final for Publication



PAULINA HOUSE 4
ELEVATIONS
4/20/2026 C-5

MATT SKODA ARCHITECTURE & DESIGN
5037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708.269.4561

Final for Publication



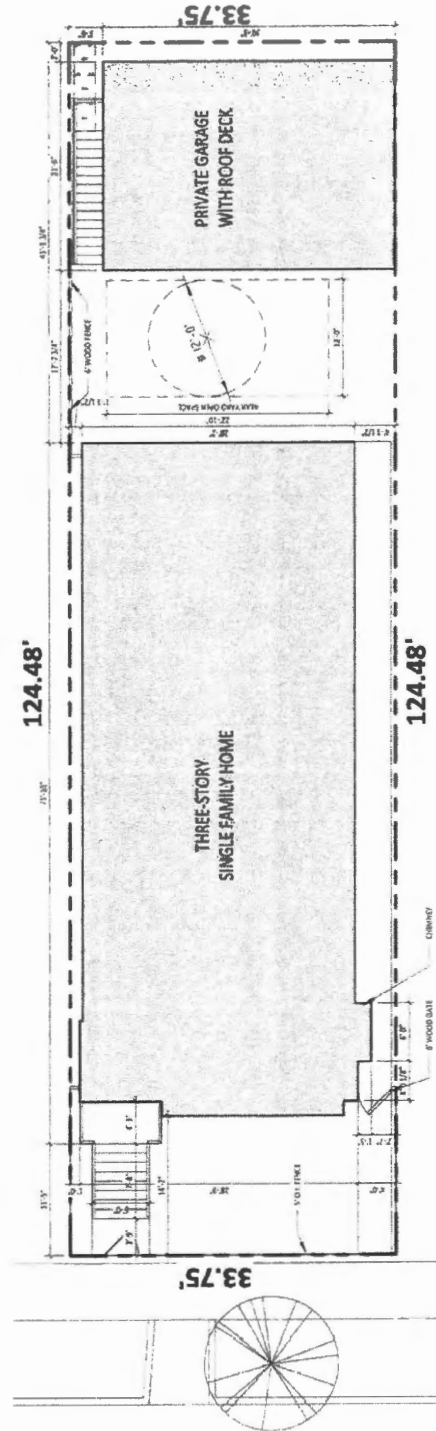
② GARAGE WEST ELEVATION
3/16" = 1'-0"

① GARAGE EAST ELEVATION
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN
3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 269 4561

PAULINA HOUSE 4
GARAGE ELEVATIONS
4/20/2026
C-8

Final for Publication



① SITE PLAN
1" = 10'-0"

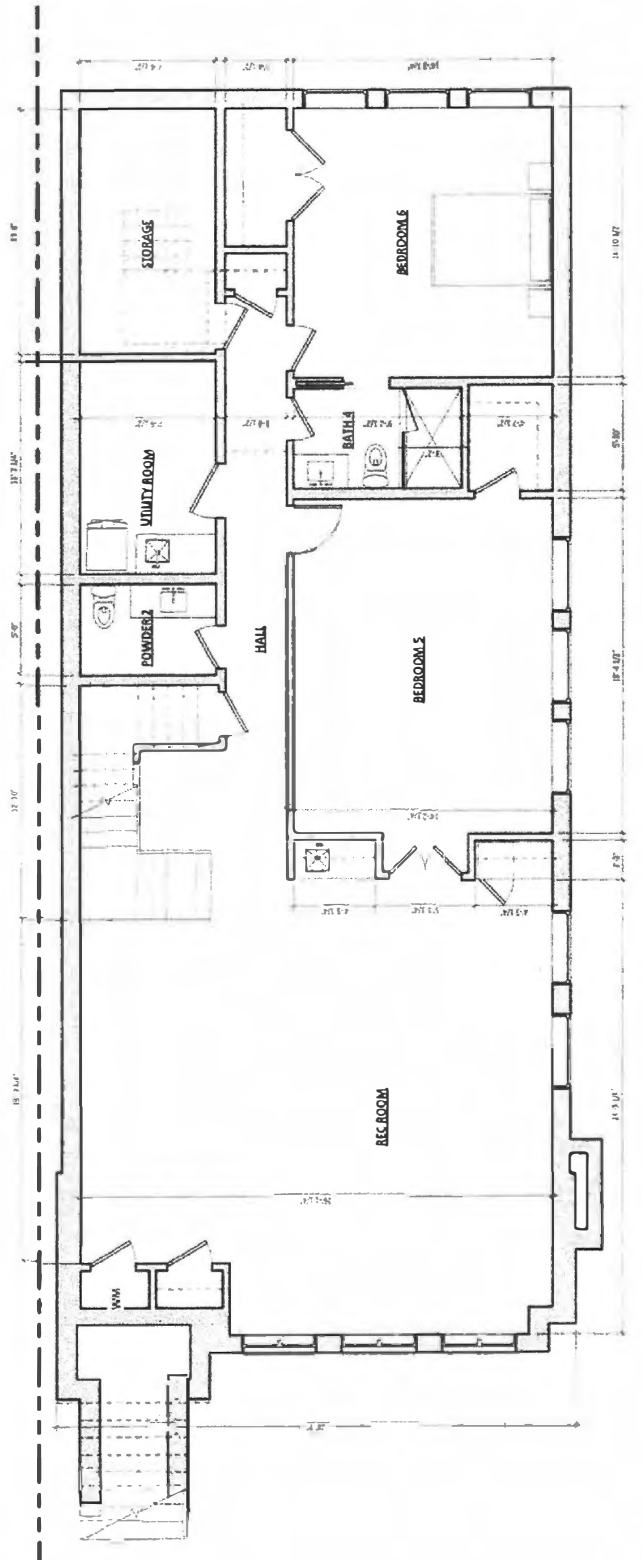
MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 289 4561

HOUSE 5
SITE PLAN

4/7/2026
C 00

Final for Publication



1 LOWER LEVEL
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

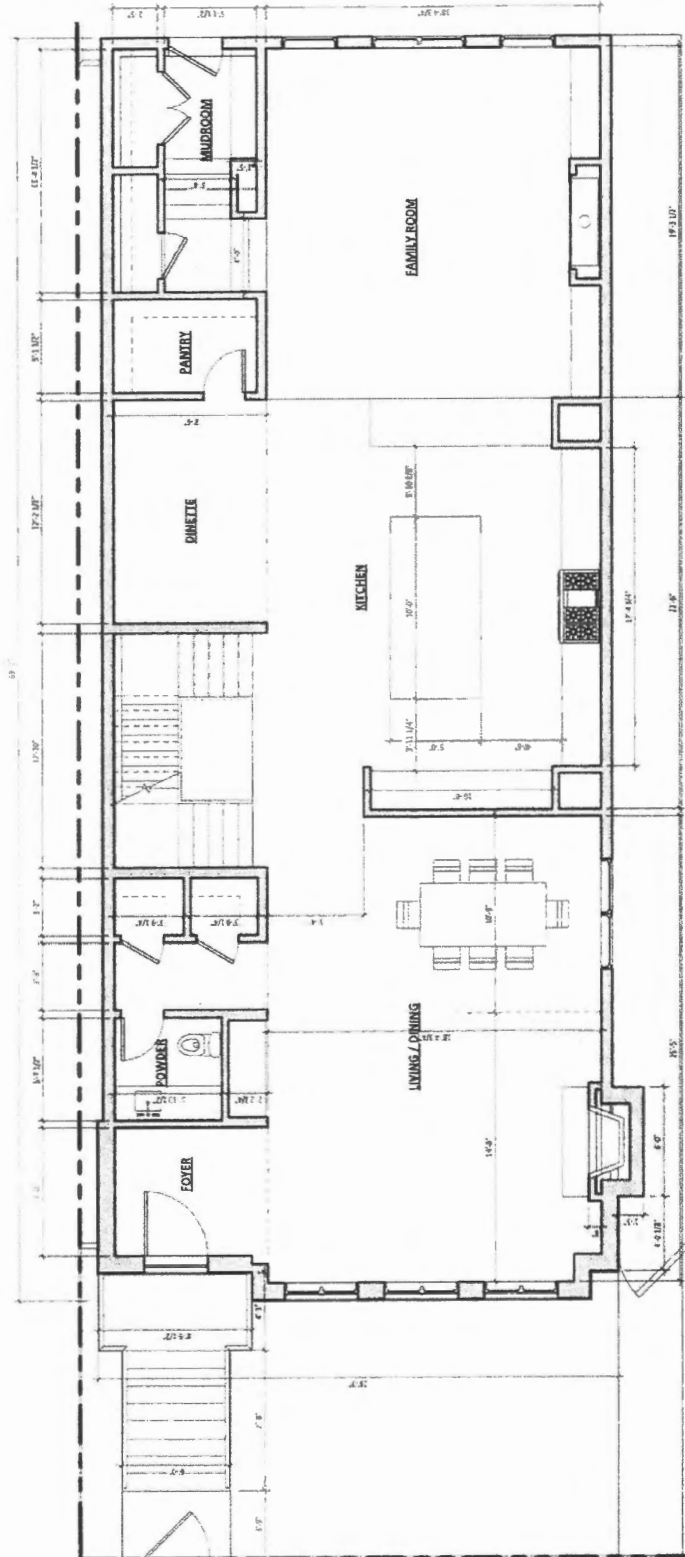
3037 W DIVERSEY AVE, CHICAGO, IL 60647
P. 708.209.4561

HOUSE 5

LOWER LEVEL

4/20/2026 (1)

Final for Publication



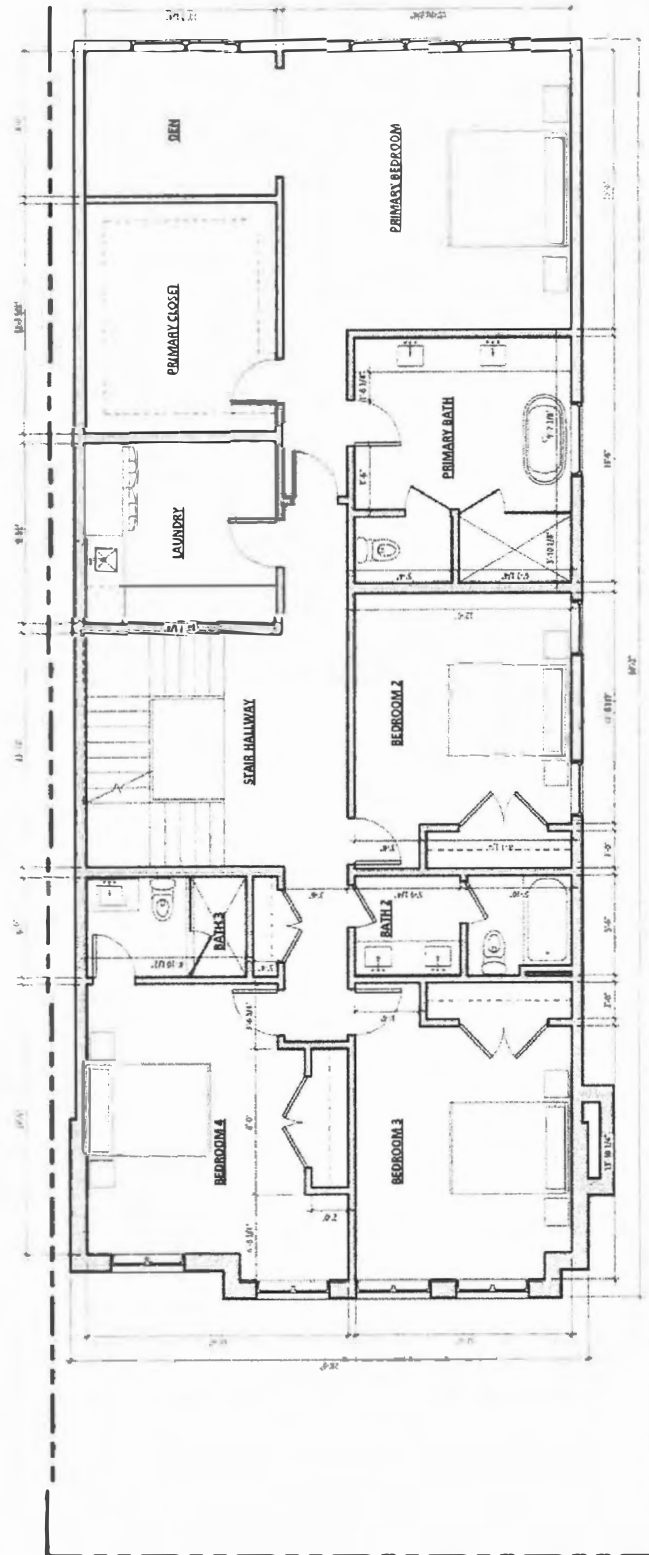
1 1st Floor Concept
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 269 4561

HOUSE 5
FIRST FLOOR PLAN
4/20/2026 C-1

Final for Publication



1 SECOND FLOOR
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

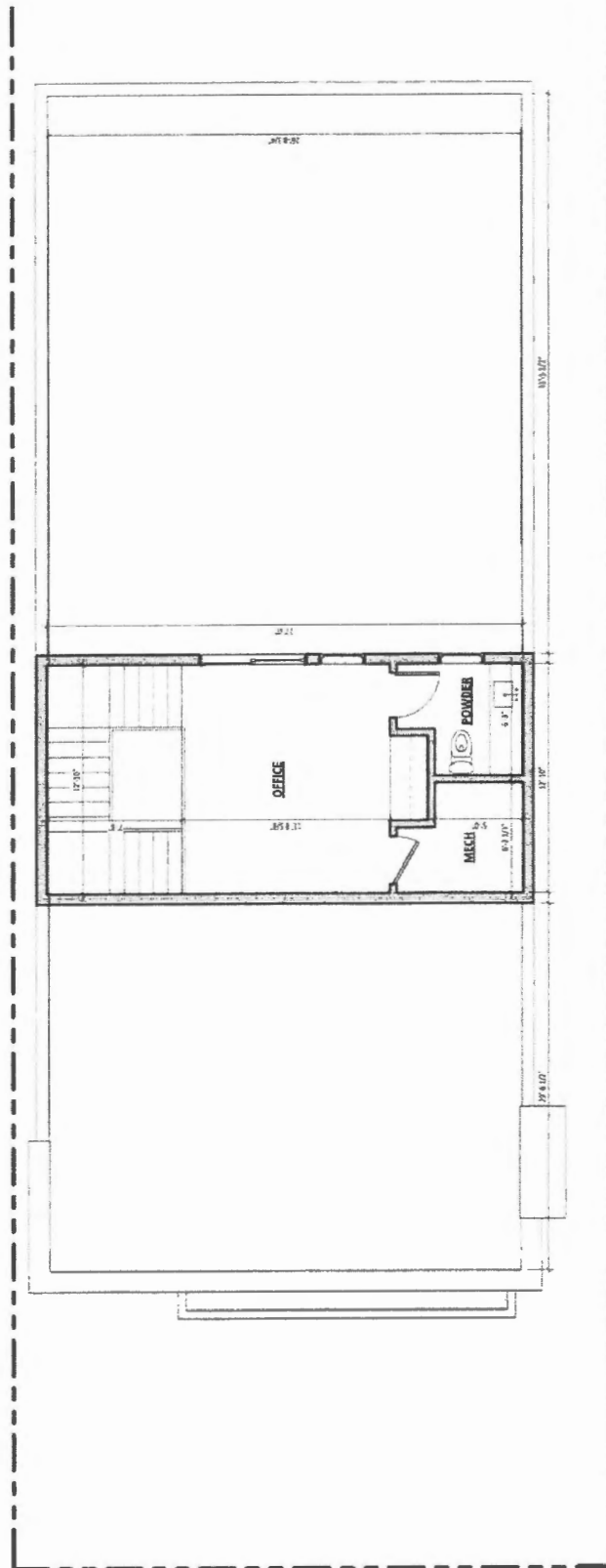
1037 W DIVERSEY AVE, CHICAGO, IL 60647

P: 708.763.4541

HOUSE 5

11.11.2023 / 1.00R / VAN
4/10/2025 / 1.2

Final for Publication



① THIRD FLOOR PLAN
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

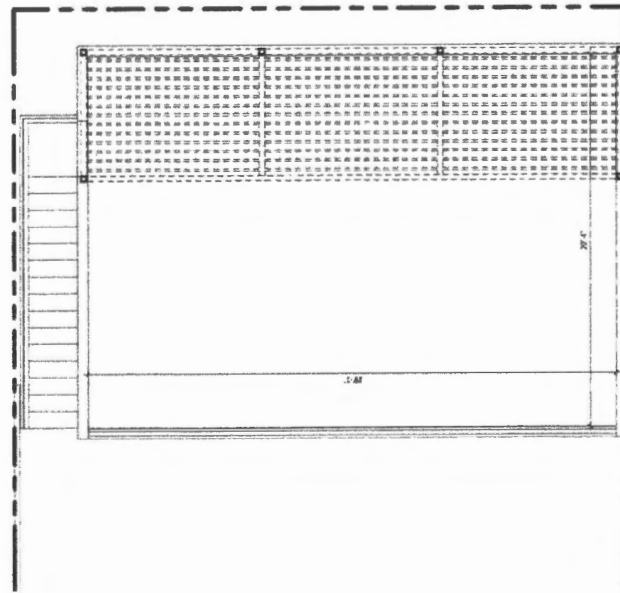
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HOUSE 5

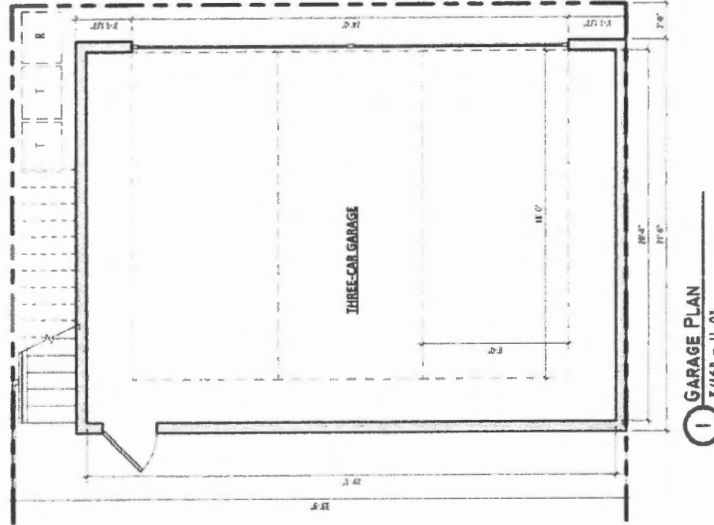
THIRD FLOOR PLAN

4/20/2026 C-3

Final for Publication



2 GARAGE DECK
3/16" = 1'-0"



1 GARAGE PLAN
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647

P: 708 259 4561

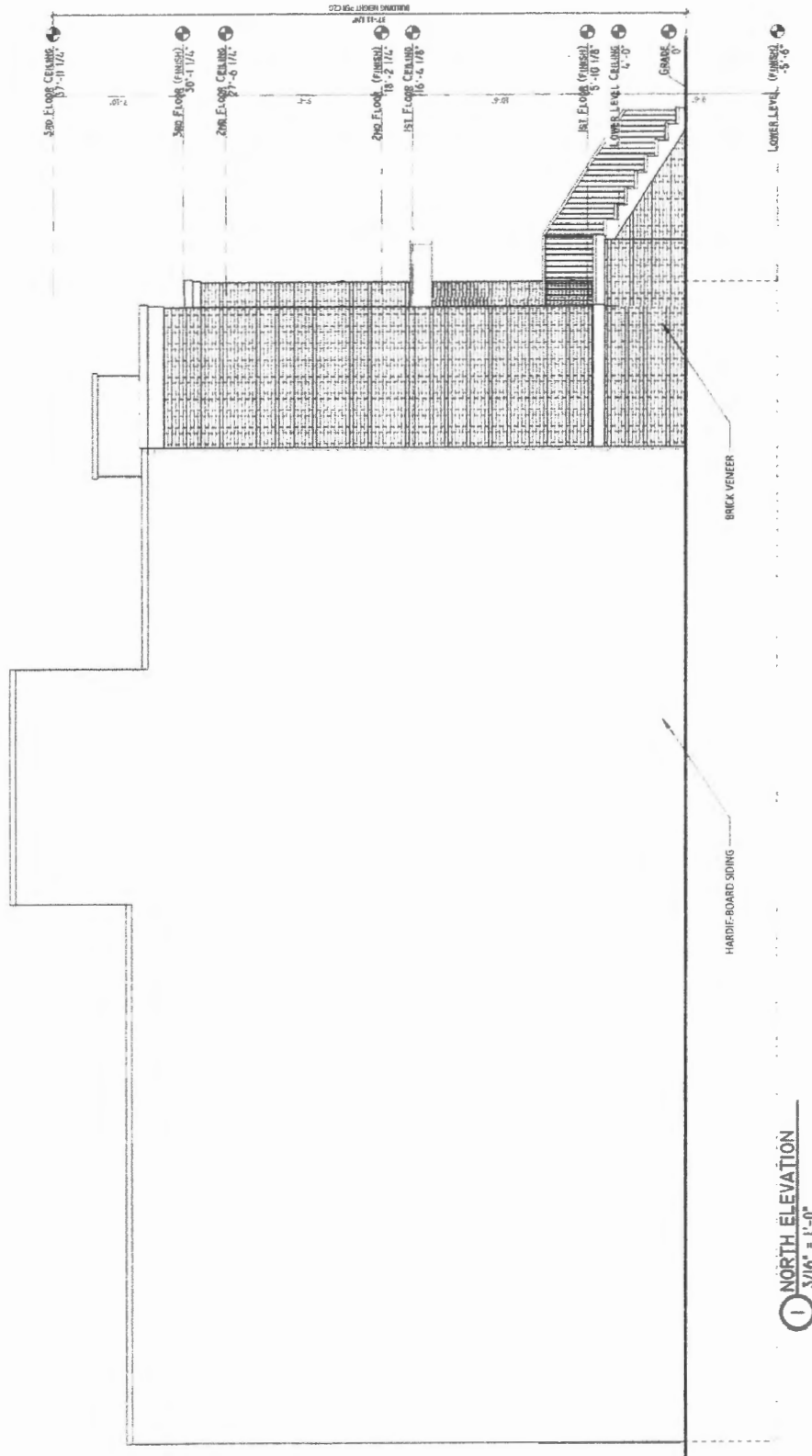
HOUSE 5

GARAGE PLANS

C-4

4/20/2026

Final for Publication



MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647

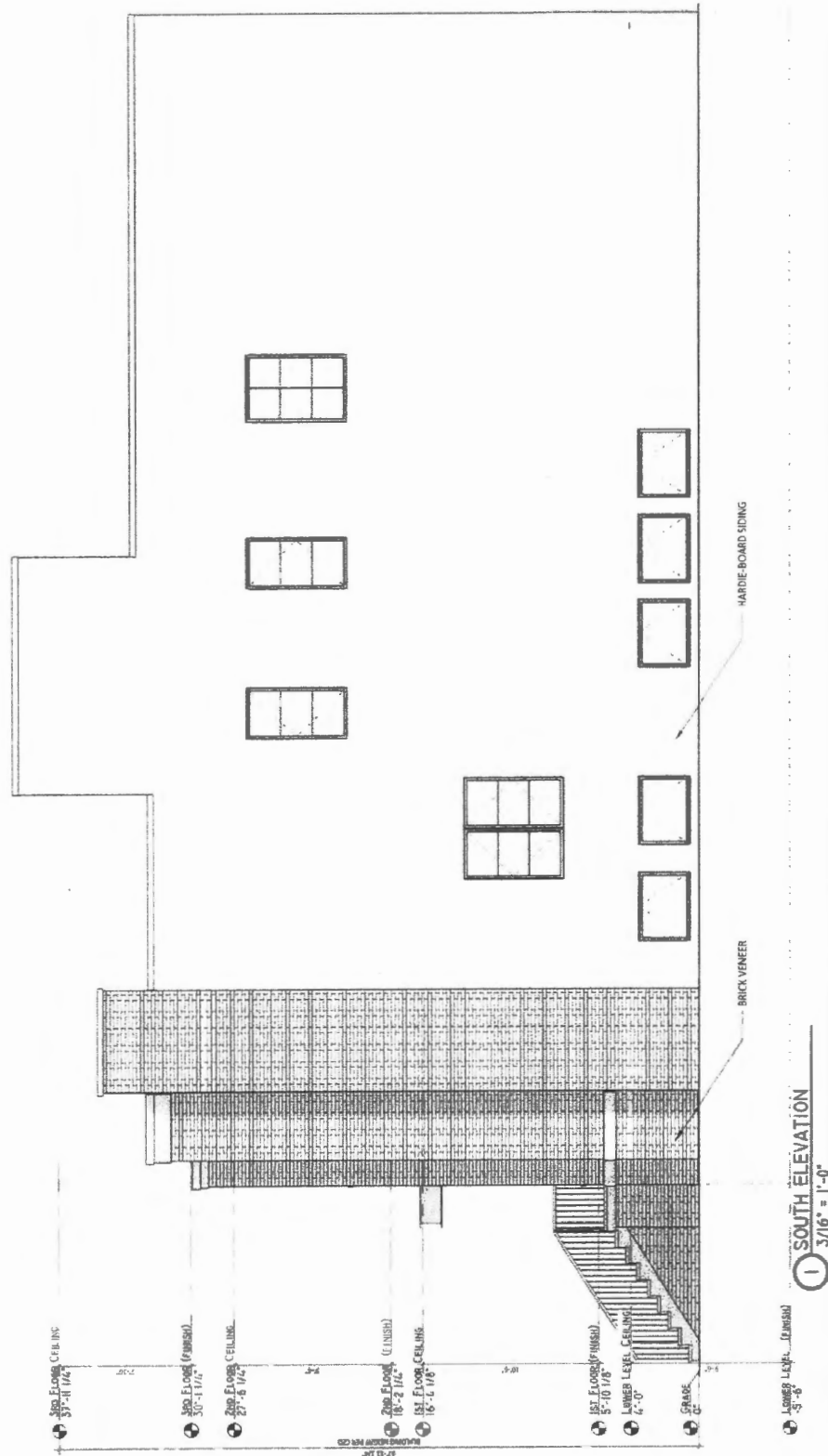
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HOUSE 5

ELEVATIONS

4/20/2026 C-7

Final for Publication

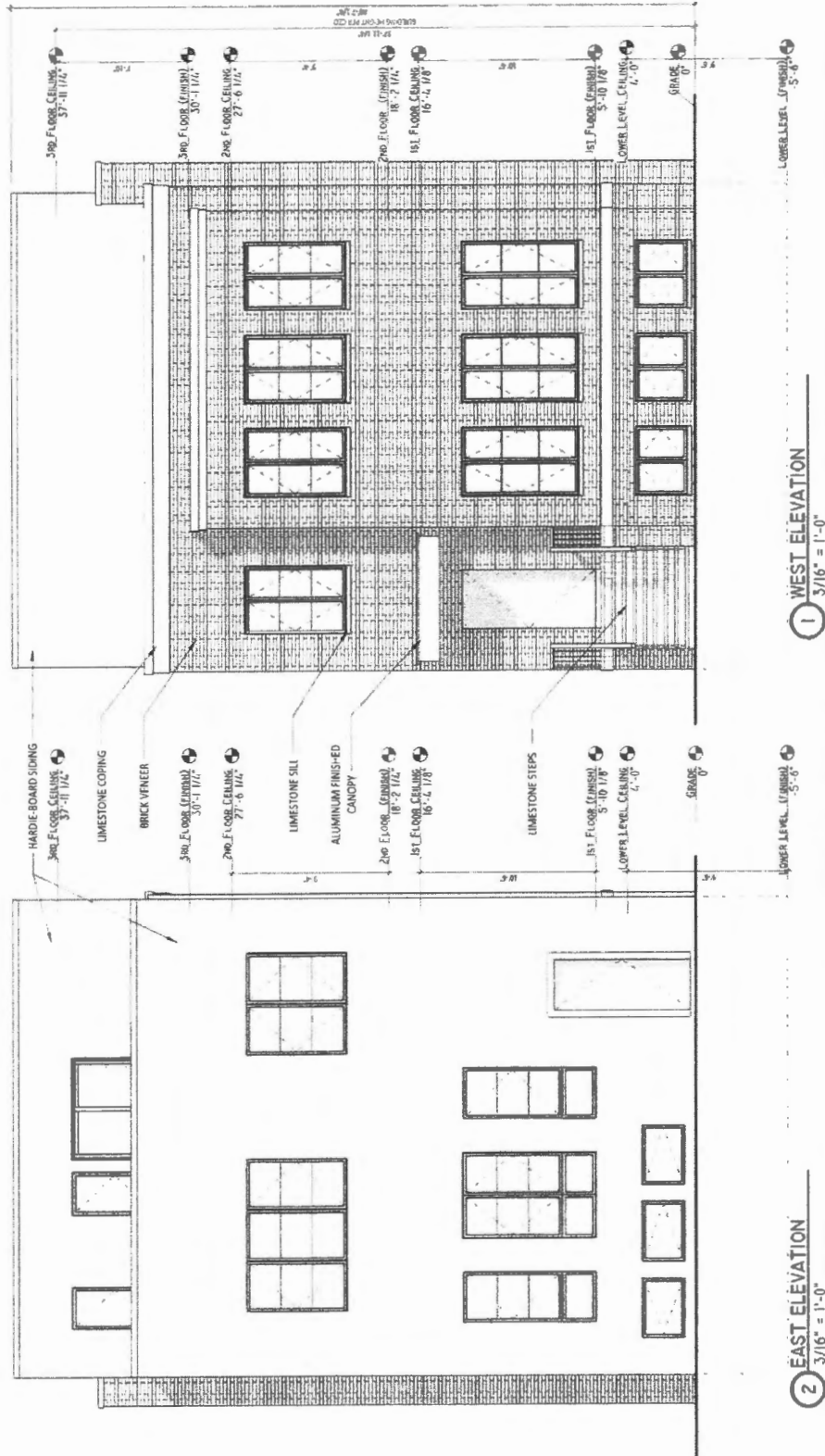


HOUSE 5
ELEVATIONS
4/20/2025 C-6

MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 269 4561

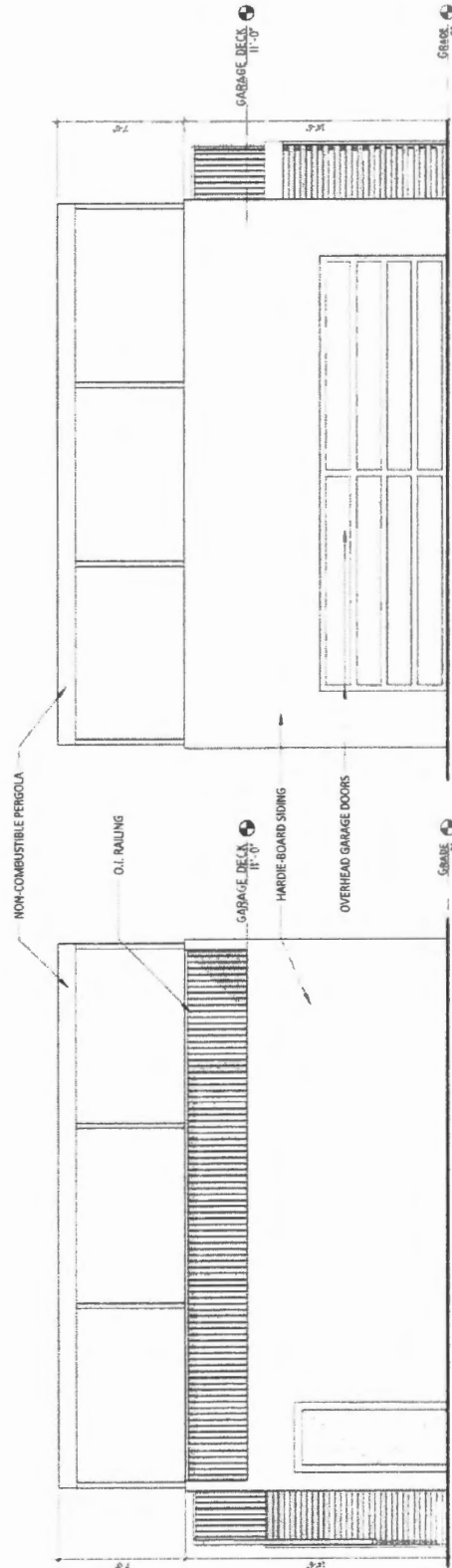
Final for Publication



HOUSE 5
ELEVATIONS
4/20/2026 C-5

MATT SKODA ARCHITECTURE & DESIGN
3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 269 4561

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2 GARAGE WEST ELEVATION
3/16" = 1'-0"

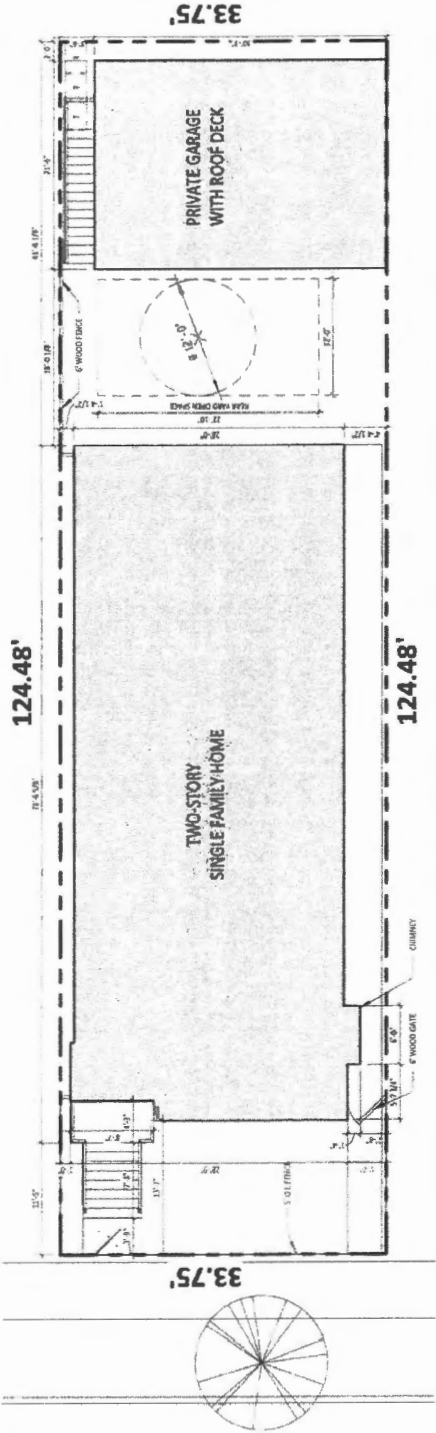
1 GARAGE EAST ELEVATION
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 259 4561

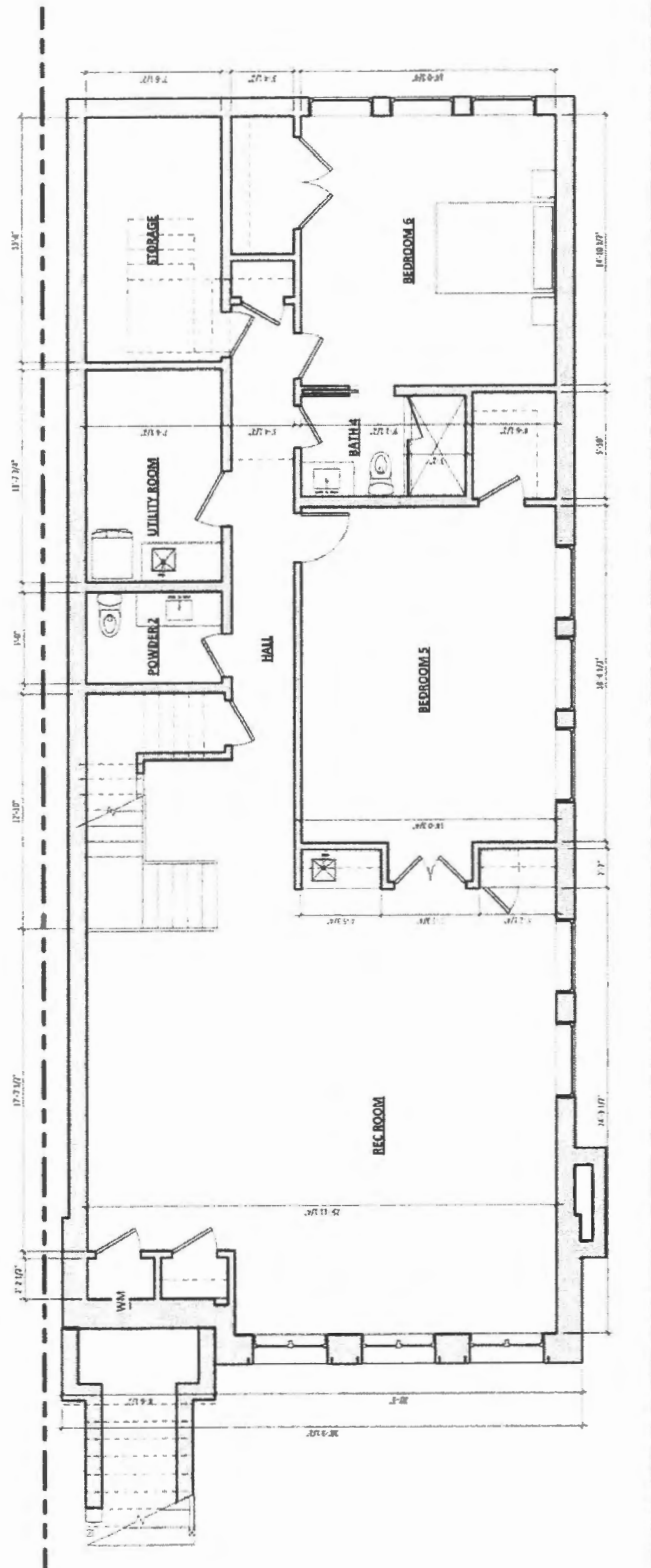
HOUSE 5
GARAGE ELEVATIONS
4/20/2026 C-8

Final for Publication



1 SITE PLAN
1" = 10'-0"

Final for Publication



① LOWER LEVEL
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

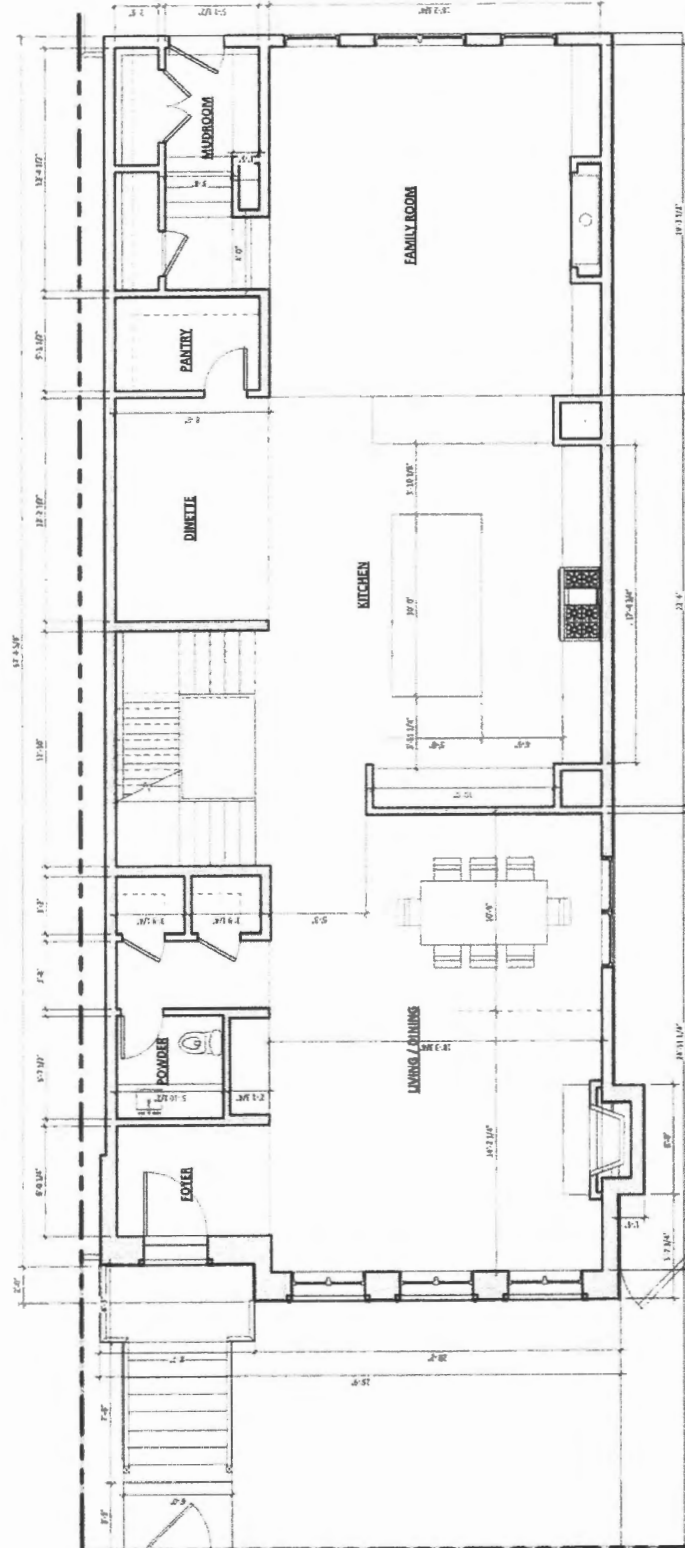
3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 269 4561

HOUSE 6

LOWER LEVEL

4/20/2025
C.O.

Final for Publication



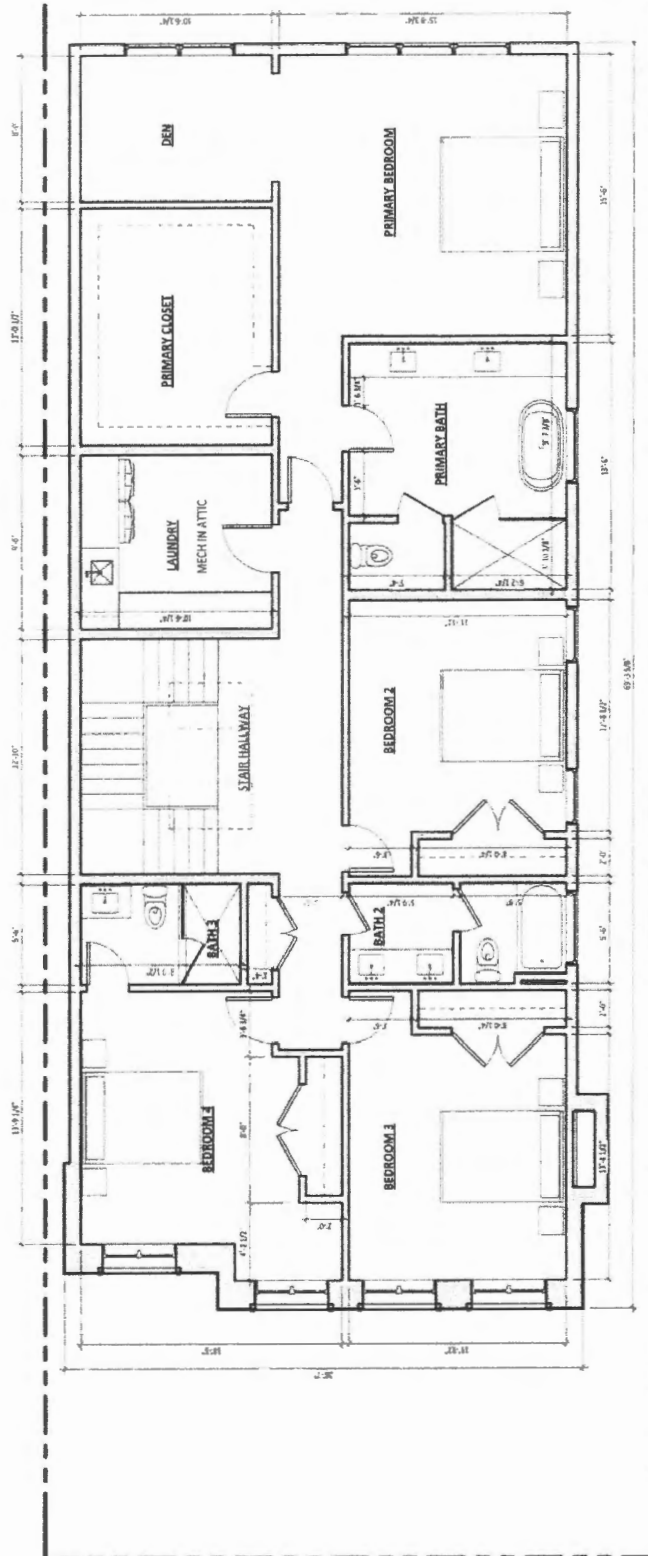
1 1ST FLOOR CONCEPT
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708.269.4561

HOUSE 6
FIRST FLOOR PLAN
4/20/2026
C-1

Final for Publication



① SECOND FLOOR
3/16" = 1'-0"

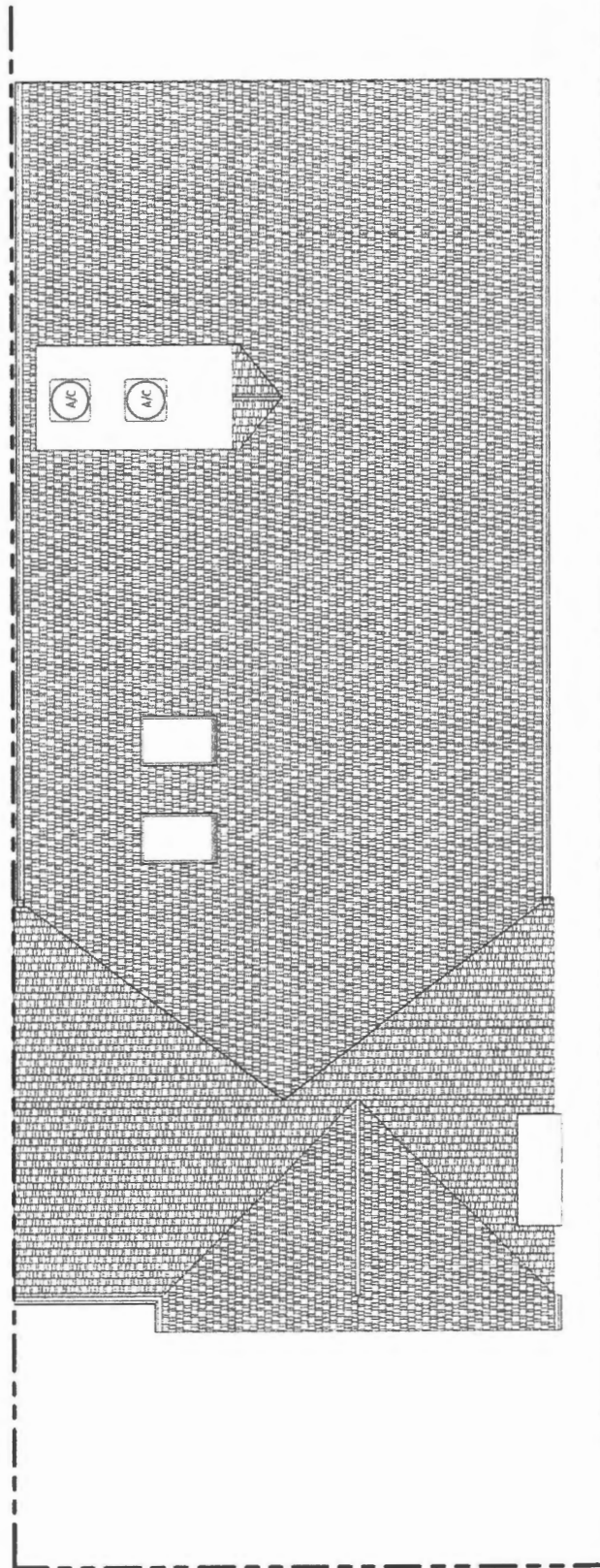
MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647

P. 708 269 4561

HOUSE 6
SECOND FLOOR PLAN
4/20/2026 C-2

Final for Publication



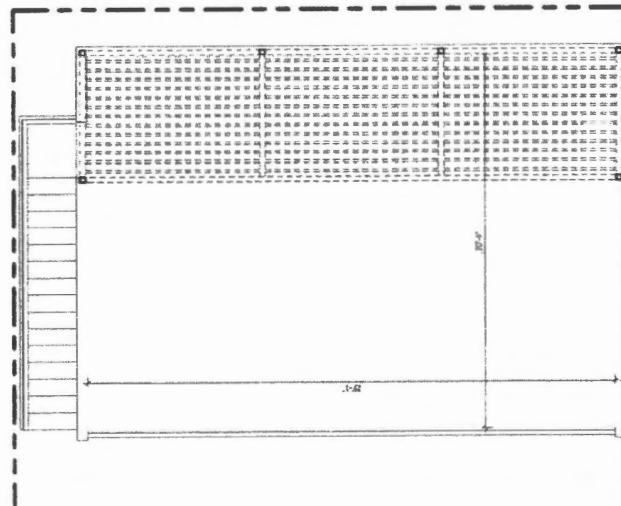
1 ROOF PLAN
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

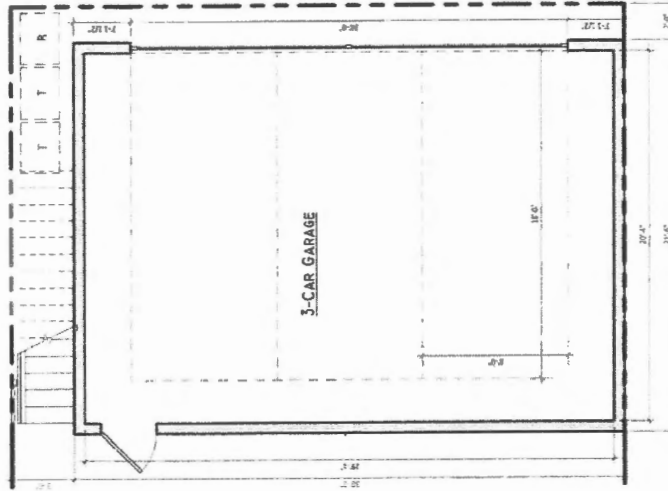
3037 W. DIVERSEY AVE. CHICAGO, IL 60647
P: 708.269.4561

HOUSE 6
ROOF PLAN
4/20/2026 C-3

Final for Publication



2 GARAGE DECK
3/16" = 1'-0"



1 GARAGE PLAN
3/16" = 1'-0"

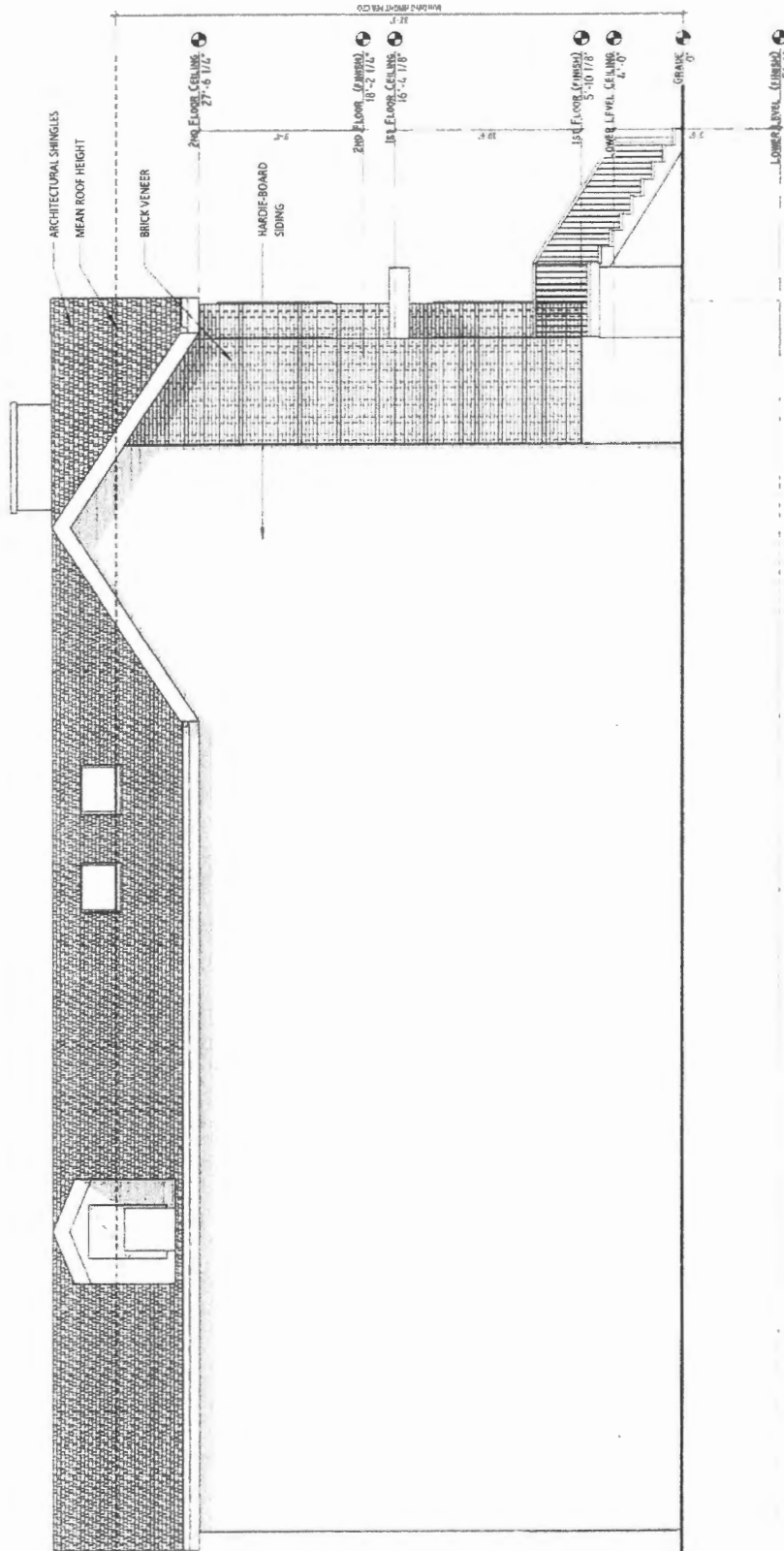
MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 269 4561

HOUSE 6

GARAGE PLANS

4/20/2026 C-4



1 NORTH ELEVATION
3/16" = 1'-0"

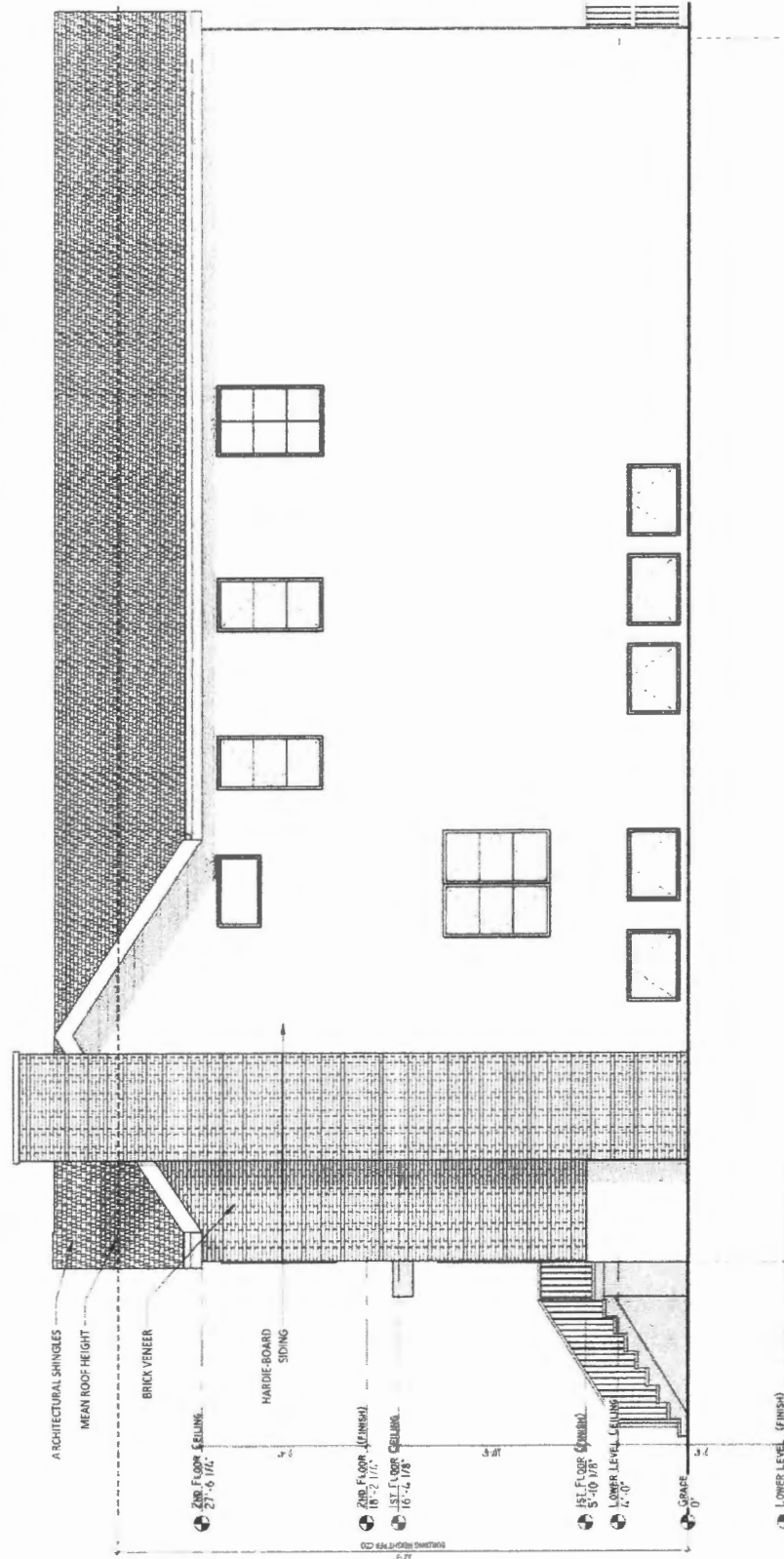
MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 269 4561

HOUSE 6
ELEVATIONS

4/10/2016 C 7

Final for Publication



1 SOUTH ELEVATION
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647

P: 708 259 4561

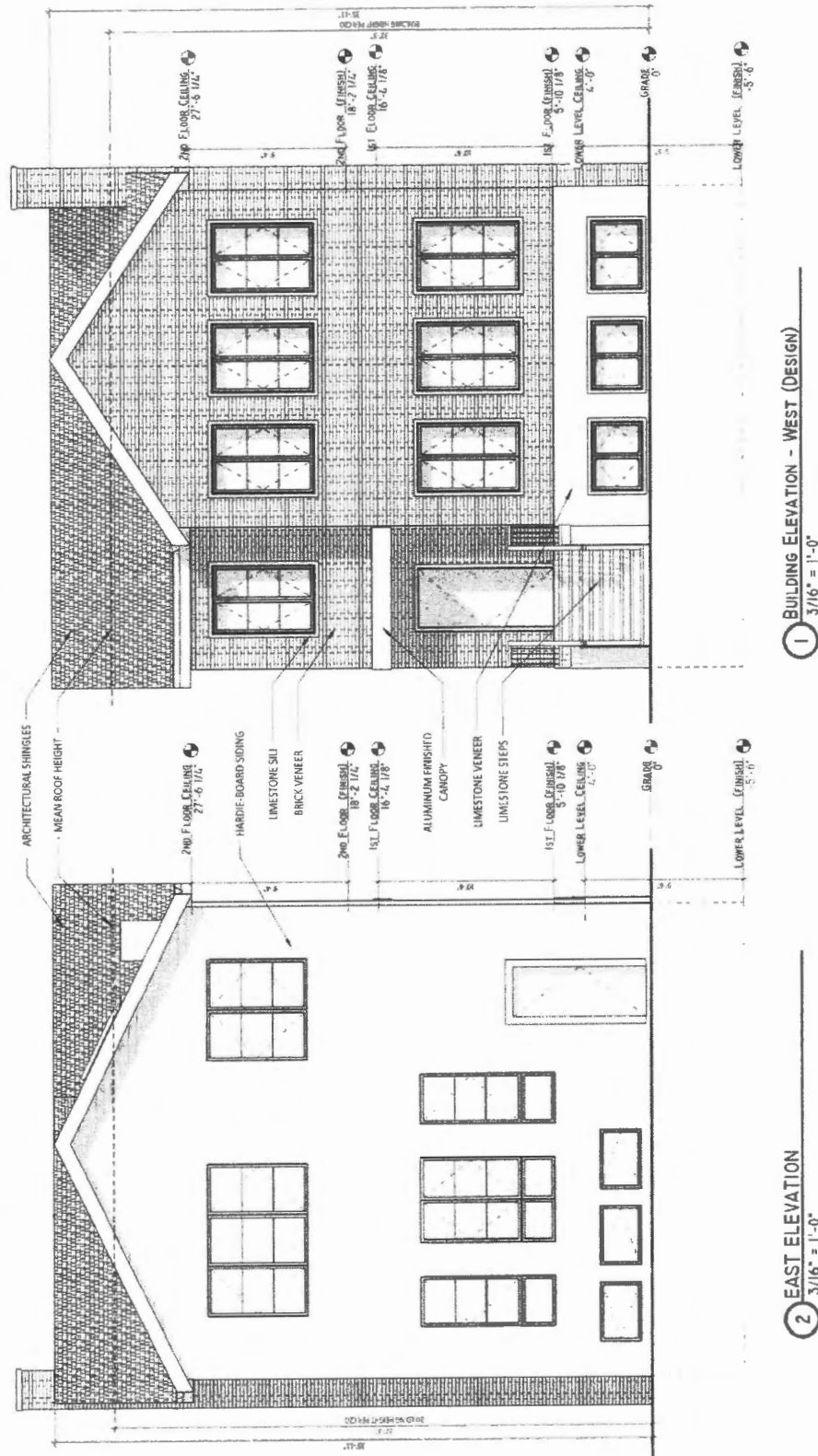
HOUSE 6

ELEVATIONS

4/29/2026

C-6

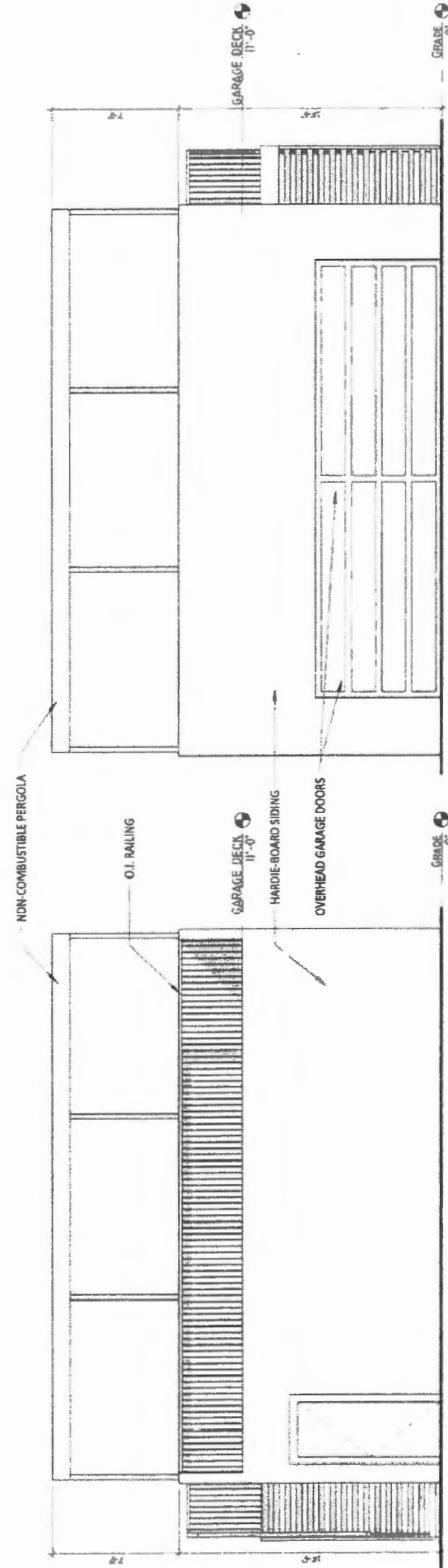
Final for Publication



HOUSE 6
ELEVATIONS
4/20/2026
C-5

MATT SKODA ARCHITECTURE & DESIGN
303 / W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 269 4561

Final for Publication



① GARAGE EAST ELEVATION
3/16" = 1'-0"

② GARAGE WEST ELEVATION
3/16" = 1'-0"

MATT SKODA ARCHITECTURE & DESIGN

3037 W DIVERSEY AVE, CHICAGO, IL 60647
P: 708 289 4561

HOUSE 6

GARAGE ELEVATIONS
4/20/2026 C-8

Reclassification Of Area Shown On Map No. 7-I.

(Application No. 23106T1)

(Common Address: 2739 -- 2745 W. Belmont Ave.)

[O2026-0026177]

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 M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 7-I in the area bounded by:

West Belmont Avenue; a line 248 feet next east of and parallel to North California Avenue; the public alley next south of and parallel to West Belmont Avenue; and a line 155 feet next east of and parallel to North California Avenue,

to those of B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Basement, First, Second and Third Floor Plans; Roof Plan; Exterior North Elevation and Wall Section; Exterior South Elevation; East and West Building Elevations; North-South and East-West Building Sections; 2745 and 2741 West Belmont Avenue -- Site Plans; Basement, First and Second Floor Plans; Roof Plan; and Elevations attached to this ordinance printed on pages 47722 through 47740 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS 2739-45 W. Belmont Ave.

The Applicant seeks to rezone 2739-45 West Belmont Avenue from a M1-1 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District. The property is improved with an auto-body shop and a three-unit residential building at 2739-41 W. Belmont and a two-unit residential building at 2745 W. Belmont. The Applicant seeks to rezone the property to divide the zoning lot. The Applicant seeks to preserve the existing three-flat at 2741 W. Belmont, to preserve the existing two-flat at 2745 W. Belmont, and to demolish the auto-body shop to construct a residential building at 2739 W. Belmont with six (6) dwelling units and three (3) parking spaces. The height of the proposed building will be 46 feet. No commercial space will be provided.

Pursuant to Section 17-13-0303-D, the Applicant seeks variation relief for the new building at 2739 W. Belmont to reduce the rear setback to 25 feet pursuant to Section 17-13-1101-B. Moreover, the Applicant seeks an administrative adjustment to increase the parking by 100% for 2741 W. Belmont pursuant to Section 17-13-1003-EE. Lastly, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

Project Bulk and Density

I. 2739 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	750 square feet per dwelling unit
Off Street Parking	3 spaces
Front Setback	5 feet
Rear Setback	25 feet*
Side Setback (West)	0 feet
Side Setback (East)	3 feet
Floor Area Ratio	2.1
Building Height	46 feet

*Pursuant to Section 17-13-0303-D, the Applicant seeks variation relief to reduce the rear setback to 25 feet pursuant to Section 17-13-1101-B.

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II. 2741 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	1,291 square feet per dwelling unit
Off Street Parking	3 spaces*
Front Setback	5 feet (existing)
Rear Setback	48 feet, 7 inches (existing)
Side Setback (West)	3 feet, 4 inches (existing)
Side Setback (East)	3 feet, 11 inches (existing)
Floor Area Ratio	0.80 (existing)
Building Height	25 feet (existing)

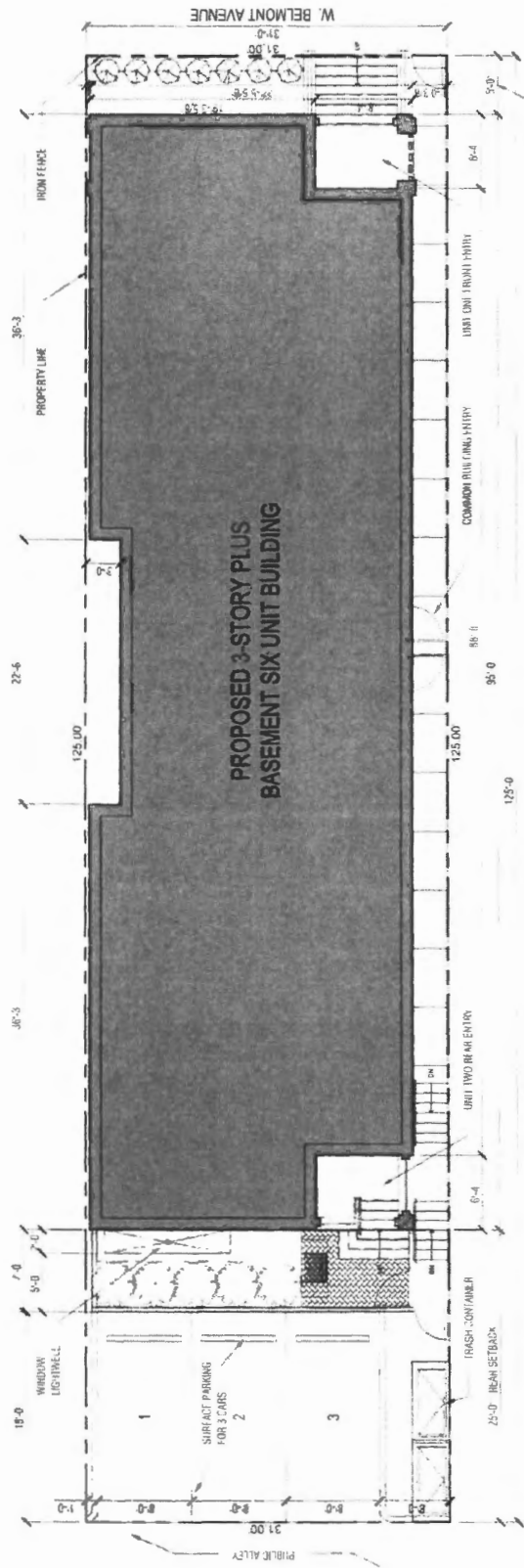
*Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to increase the parking ratio to 100% pursuant to Section 17-13-1003-EE

III. 2745 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	1,937 square feet per dwelling unit
Off Street Parking	2 spaces*
Front Setback	9 feet (existing)
Rear Setback	66 feet, 11 inches (existing)
Side Setback (West)	2 feet, 11 inches (existing)
Side Setback (East)	6 feet, 10 inches (existing)
Floor Area Ratio	0.40 (existing)
Building Height	25 feet (existing)

*Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to increase the parking ratio to 100% pursuant to Section 17-13-1003-EE.

Proposed



FLOOR AREA CALCULATION	
THIRD FLOOR	2,365 SF
SECOND FLOOR	2,365 SF
FIRST FLOOR	2,460 SF
TOTAL FLOOR AREA	7,190 SF
BASMENT FLOOR AREA	2512 SF
GROSS TOTAL FLOOR AREA	10,173 SF

Kullesha | Hernandez Architects

Proposed New Work
May 11, 2026

Site Plan
Scale 1/8" = 1'-0"

$$J_1 = 31 \text{ qps}$$

ZONING ANALYSIS

107-3 ZONING CLASSIFICATION

MINIMUM LOT AREA (S.F.) 40,000

FAR 3.0 (31)25 3.075 SF x 3.0 = 11,162.5 SF

FRONT SETBACK = 1 FEET (5' 0" PROHIBITED)

SIDE SETBACK = 1 FEET (5' 0" PROHIBITED)

REAR SETBACK = 30 FEET (25' 0" PROHIBITED)

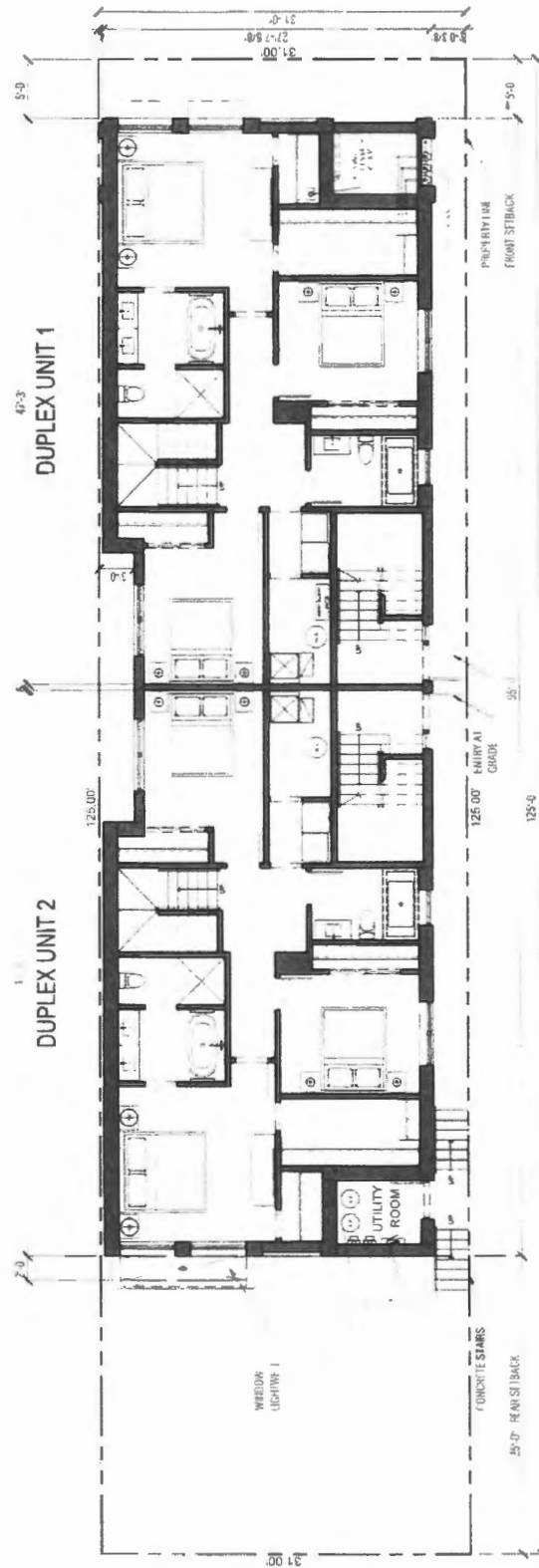
BUILDING HEIGHT = 50 FEET 4 1/2' PROHIBITED

Belmont Avenue Condominiums

New Construction
7118 W. Edmund Avenue, Channahon, Illinois 61615

Final for Publication

Proposed



PAR HUNG FAN SYMPOSIUM
POSTER, PART III
MAY 2006

POSTS, PAID IN ADVANCE

1997, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

Kutlesa | Hernandez Architects

 $\oplus$

Basement Floor Plan

$$-1.4 \times 10^{-1} \text{ } ^\circ\text{C}$$

Processed New York
May 11 2028

May 11
A 1987/1988

Belmont Avenue Condominiums

from Copenhagen
7750 W. Lechman Avenue, Leverage Lease 600 10

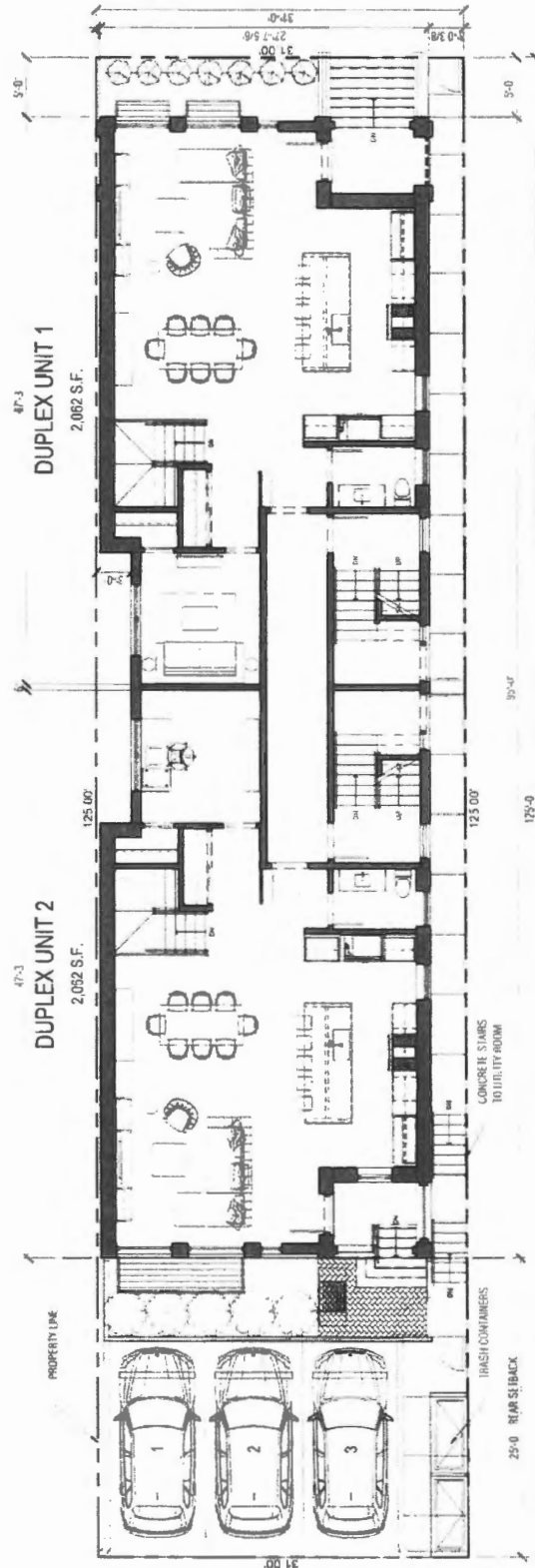
7259 W. Belmont Avenue Chicago, IL 60638

14 May 1995

191

Final for Publication

Proposed



First Floor Plan
Scale: 1/8" = 1'-0"

MANUFACTURED SYMBOLS
CUBIC METERS (M)
CUBIC FEET (F)

Kulesa | Hernandez Architects

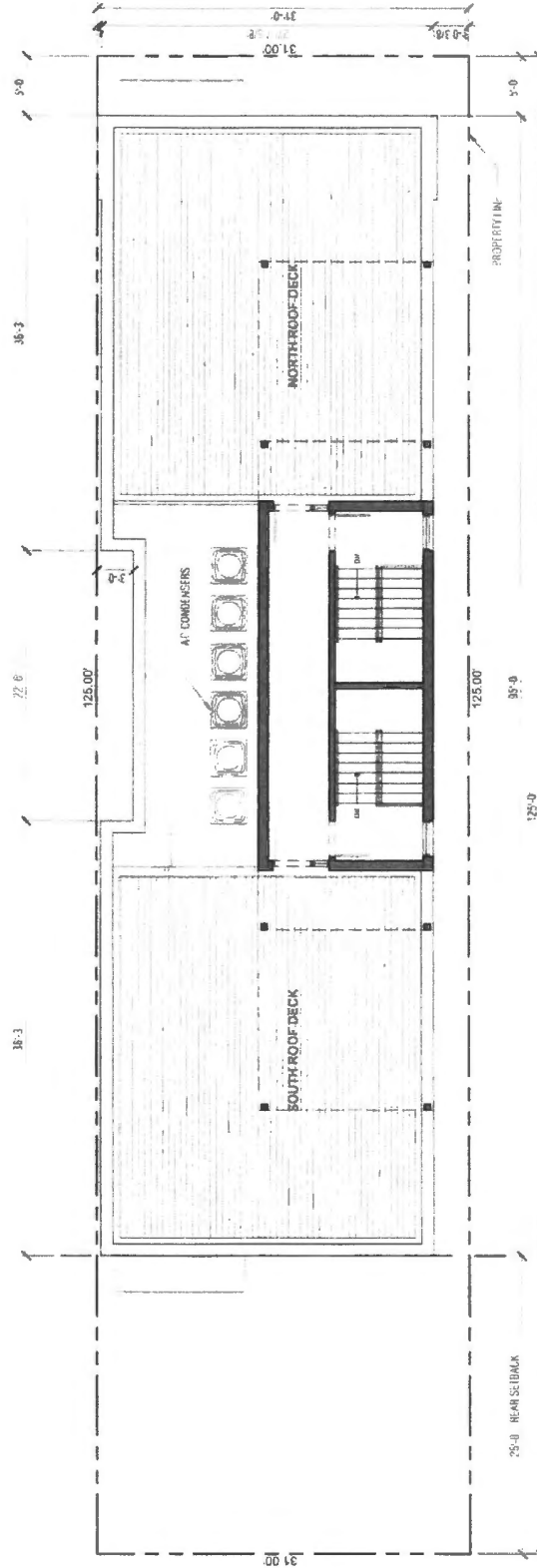
Belmont Avenue Condominiums

Max Construction
2761 Belmont Avenue
Chicago, Illinois 60647

Prepared New York
July 1, 2026

Final for Publication

Proposed



ARCHITECTS P.A. ARCHITECTS
200 WEST 20TH ST
CHICAGO, IL 60616



Roof Plan
Scale 1/8" = 1'-0"

Belmont Avenue Condominiums

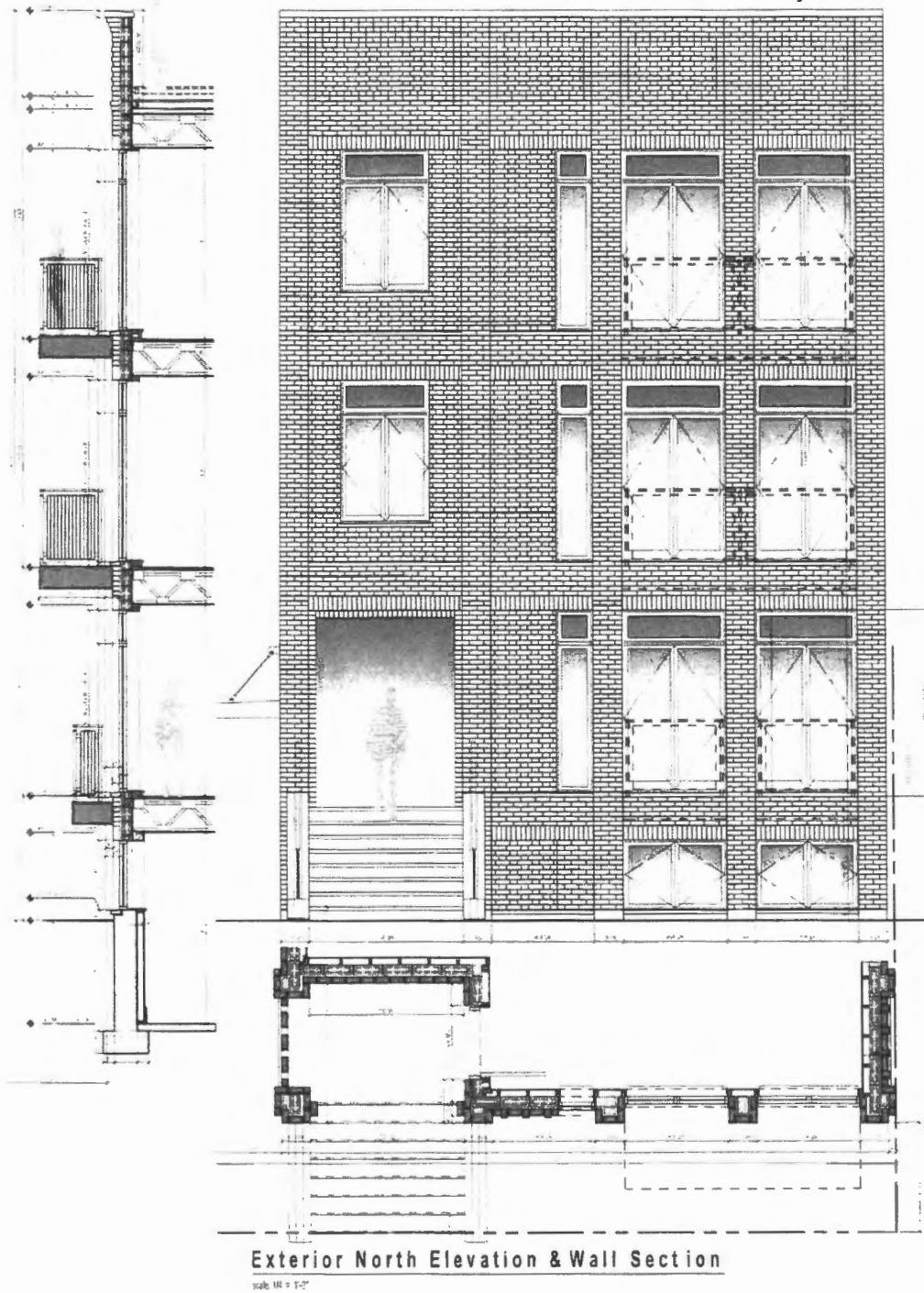
Site Plan
200 West 20th Street
Chicago, IL 60616

Prepared New (Rev)
May 11, 2016

Kulesa | Hernandez Architects

Final for Publication

Proposed



Belmont Avenue Condominiums

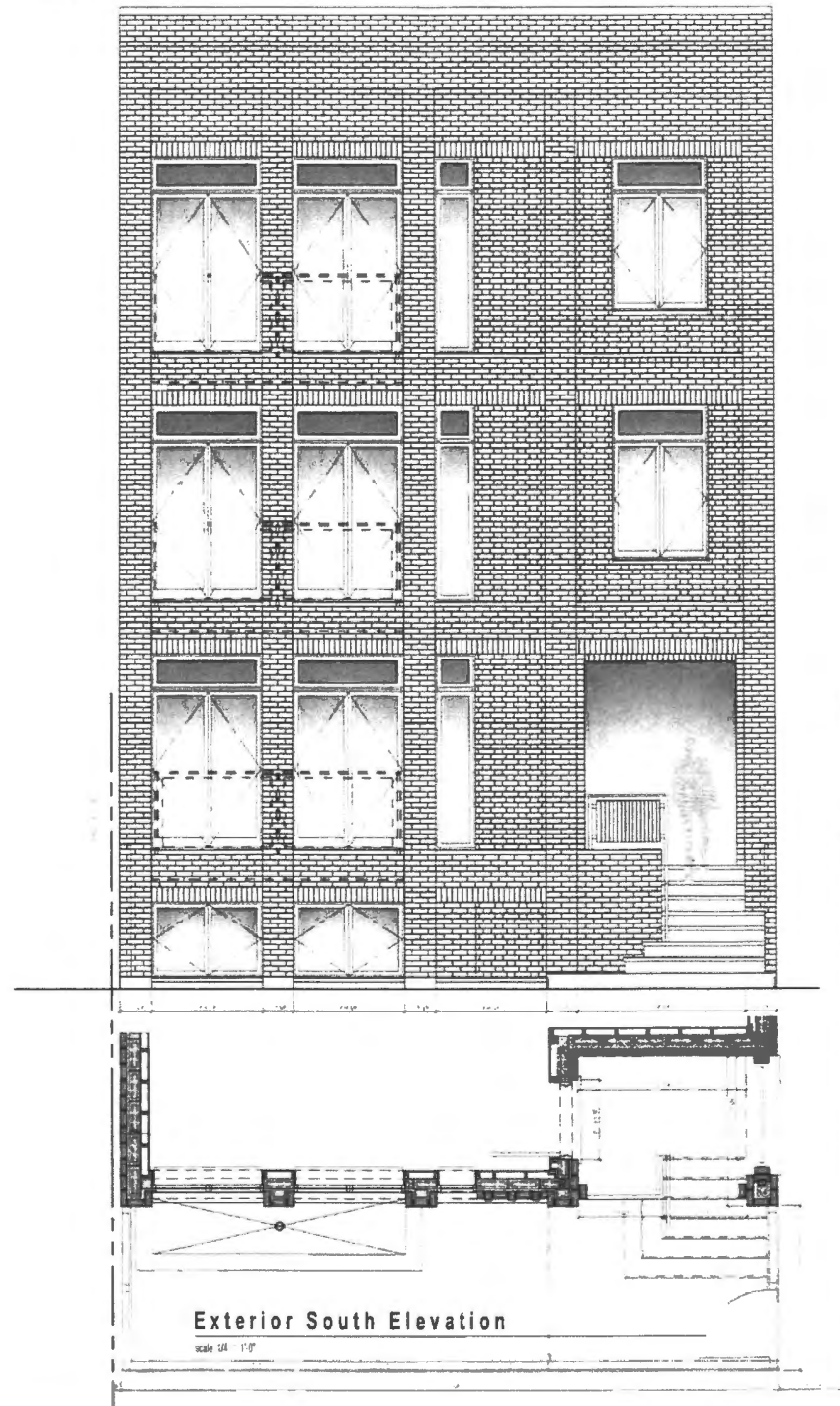
New Construction
6700 W. Belmont Avenue, Chicago IL 60634

Kutlesa | Hernandez Architects

Proposed New Work
May 11, 2026

Proposed

Final for Publication



Belmont Avenue Condominiums

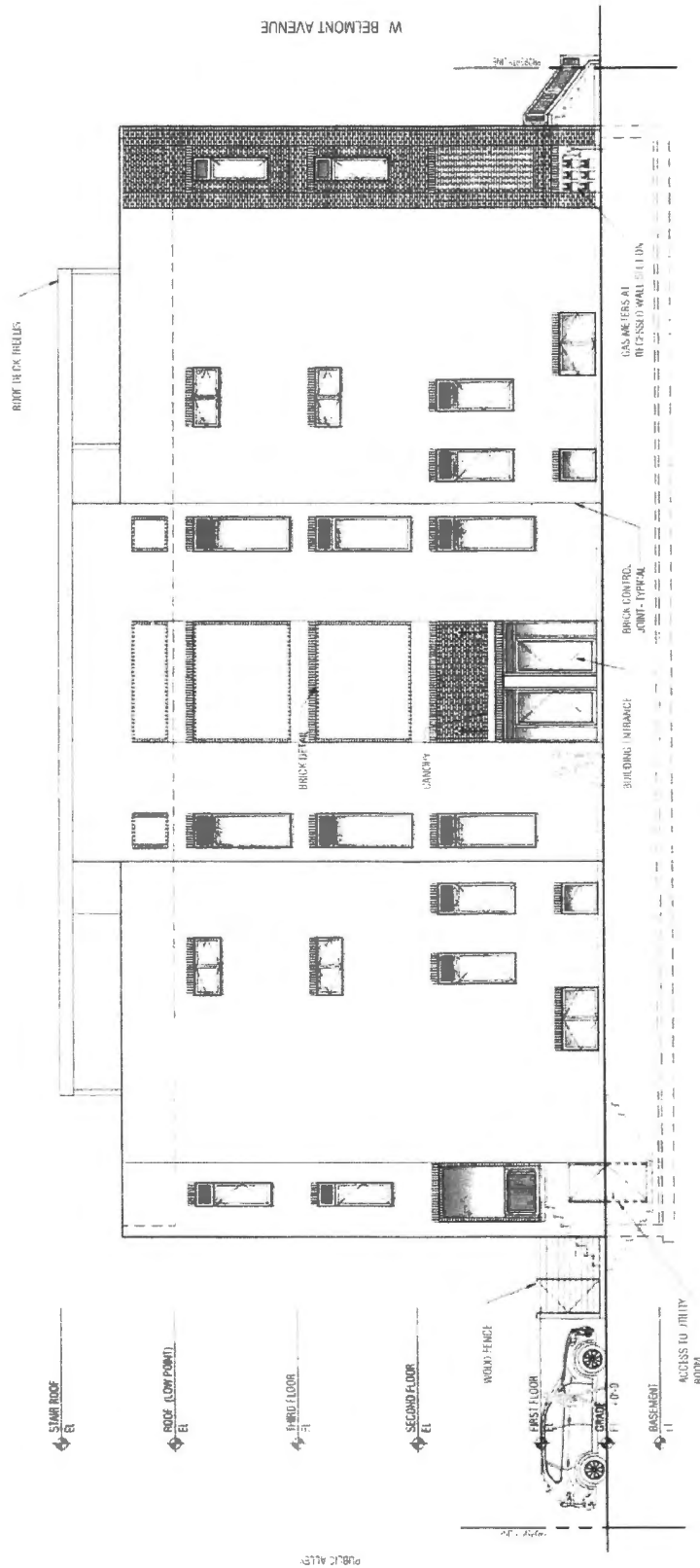
New Construction
2732 W Belmont Avenue, Chicago Illinois, 60618

Kutlesa | Hernandez Architects

Proposed New Work
May 11, 2026

Final for Publication

Proposed



East Building Elevation

Scale: 1/8" = 1'-0"

Belmont Avenue Condominiums

East Condominium
2120 W Belmont Avenue, Chicago, Illinois 60619

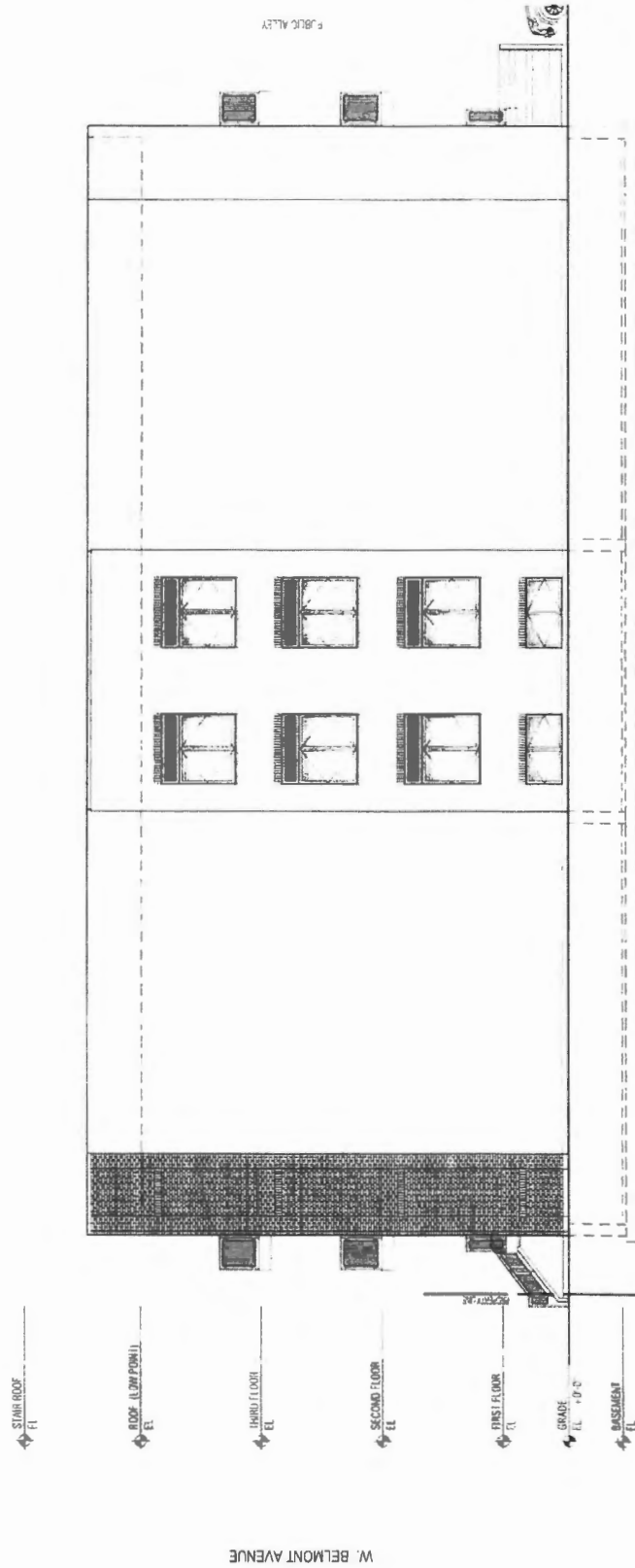
Architect: Kulesa | Hernandez Architects
1000 N. Dearborn Street, Suite 100, Chicago, IL 60610
Tel: 312.467.1000
© 2025 Kulesa | Hernandez Architects

Prepared for: Belmont Avenue Condominiums
Date: 7/15/2026

Kulesa | Hernandez Architects

Final for Publication

Proposed



West Building Elevation

scale 1/8" = 1'-0"

Belmont Avenue Condominiums

Real Construction
2730 W Belmont Avenue, Chicago, IL 60618

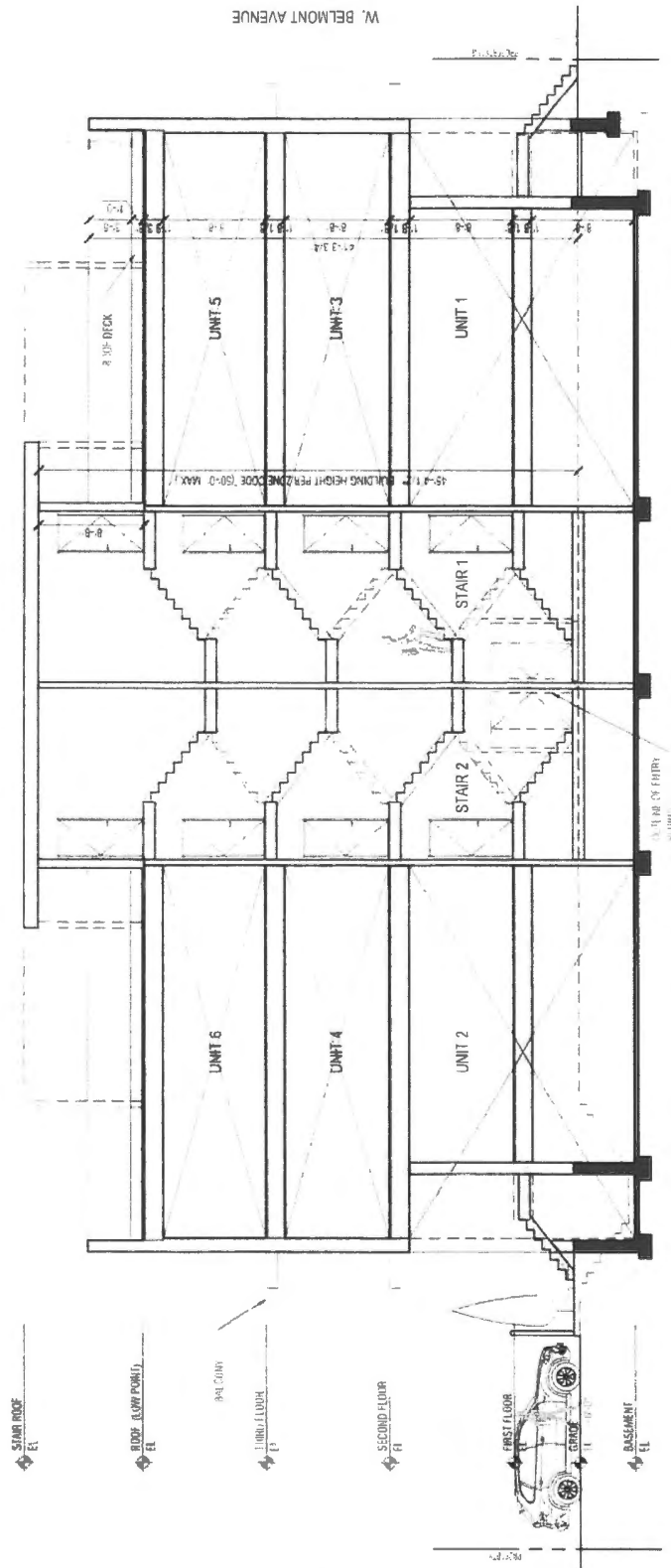
Architect: Kuleba | Hernandez Architects
Date: 07/15/2026
Sheet: 1 of 1

Proposed New Work
May 11, 2025

Kuleba | Hernandez Architects

Final for Publication

Proposed



North-South Building Section

Scale: 1/8" = 1'-0"

Belmont Avenue Condominiums

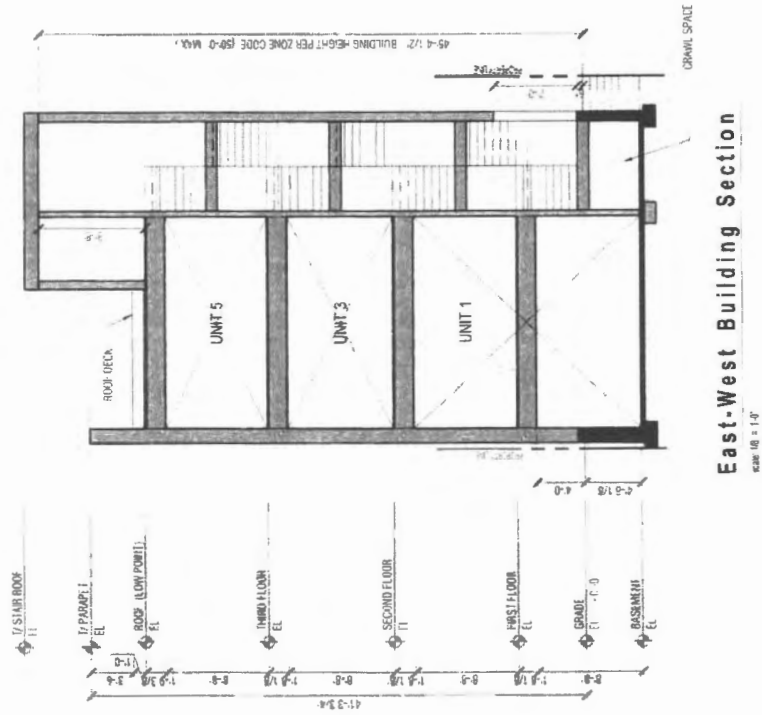
Project Location: 2700 W. Belmont Avenue, Chicago, Illinois 60612

Prepared: New York
Date: 11/20/20

Kulesa | Hernandez Architects

Final for Publication

Proposed

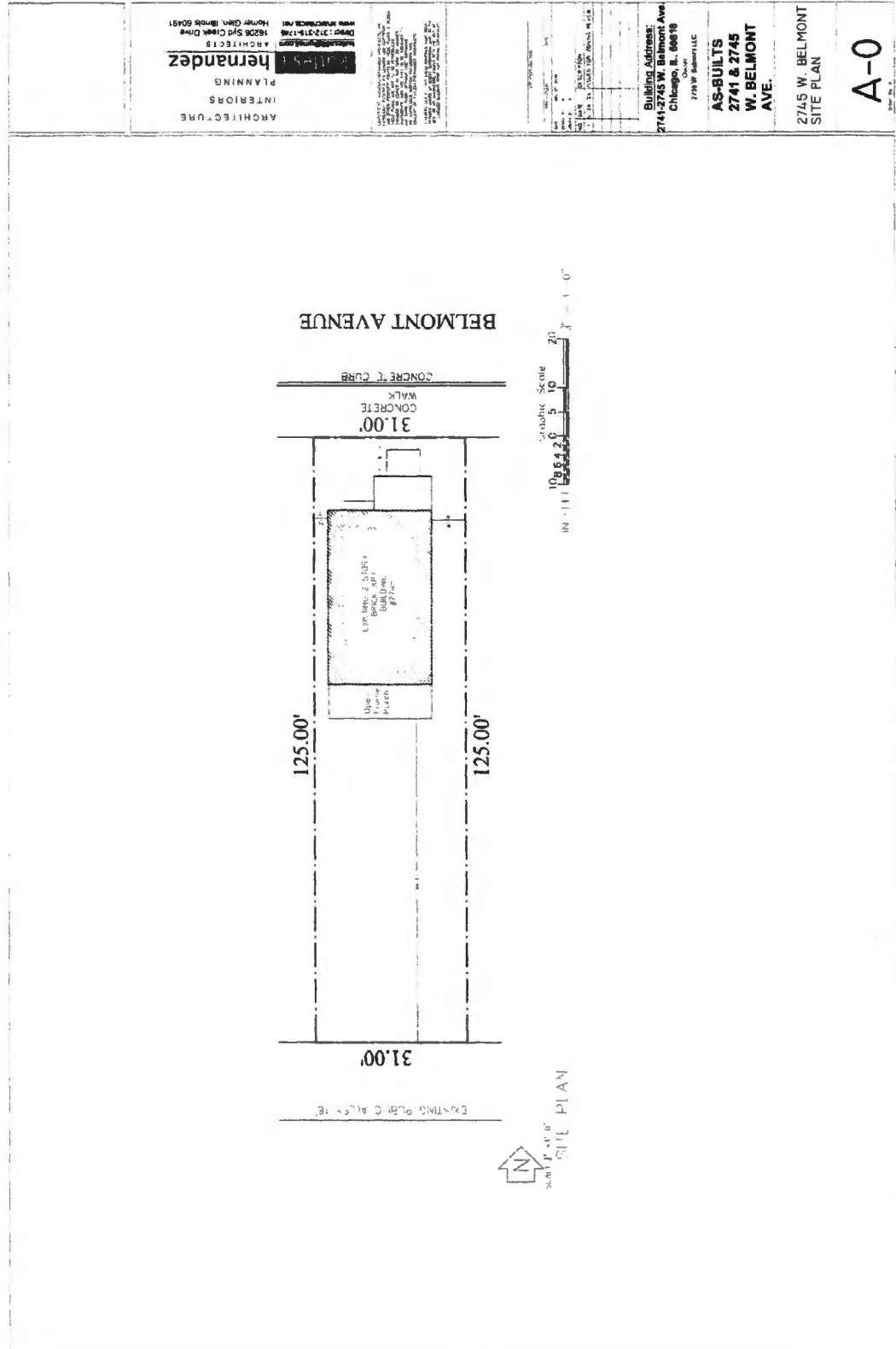


Belmont Avenue Condominiums
New Condominium
228 W Belmont Avenue, Chicago, Illinois 60610

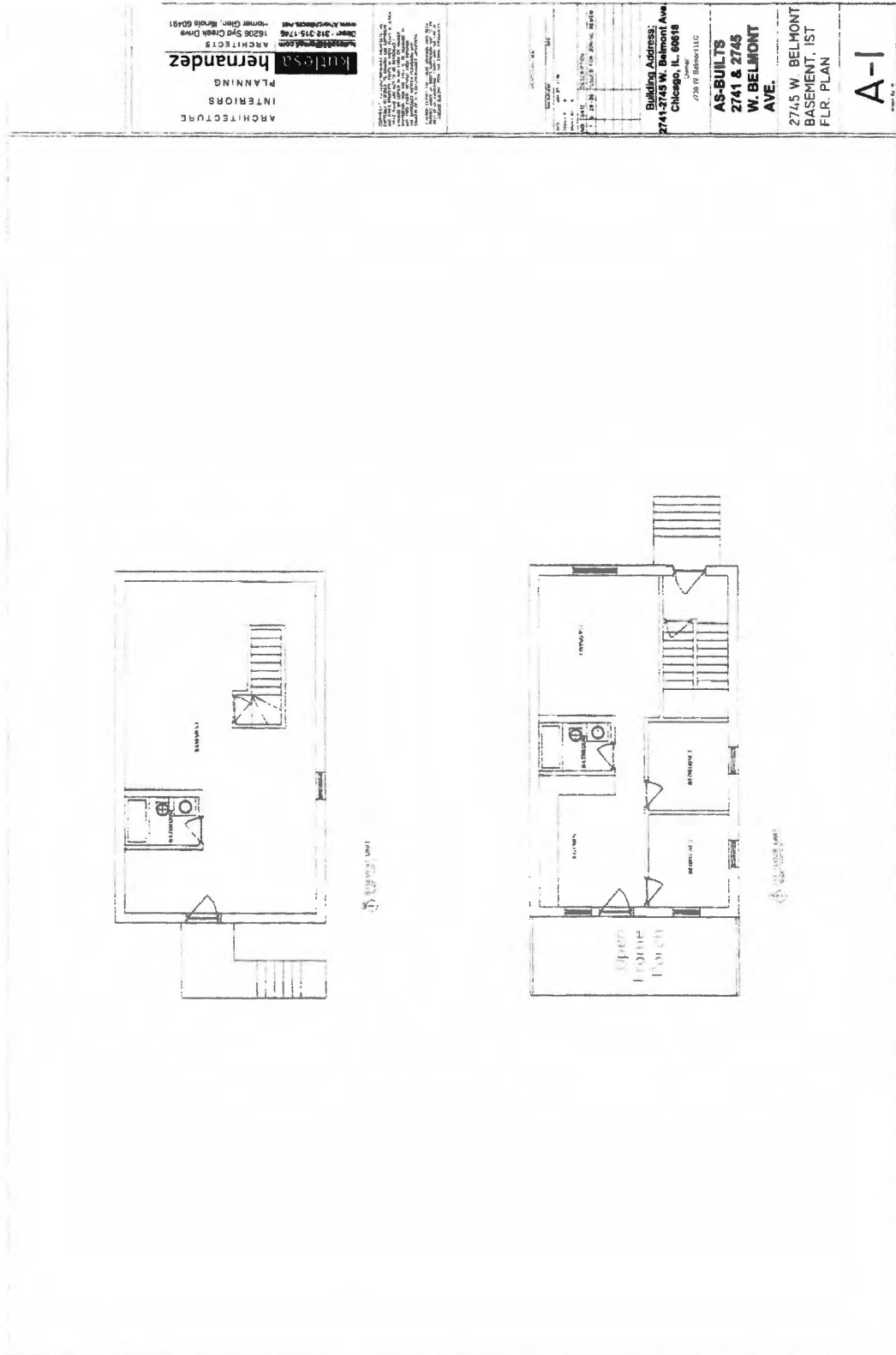
Prepared New York
May 11, 2026

Kulesa | Hernandez Architects

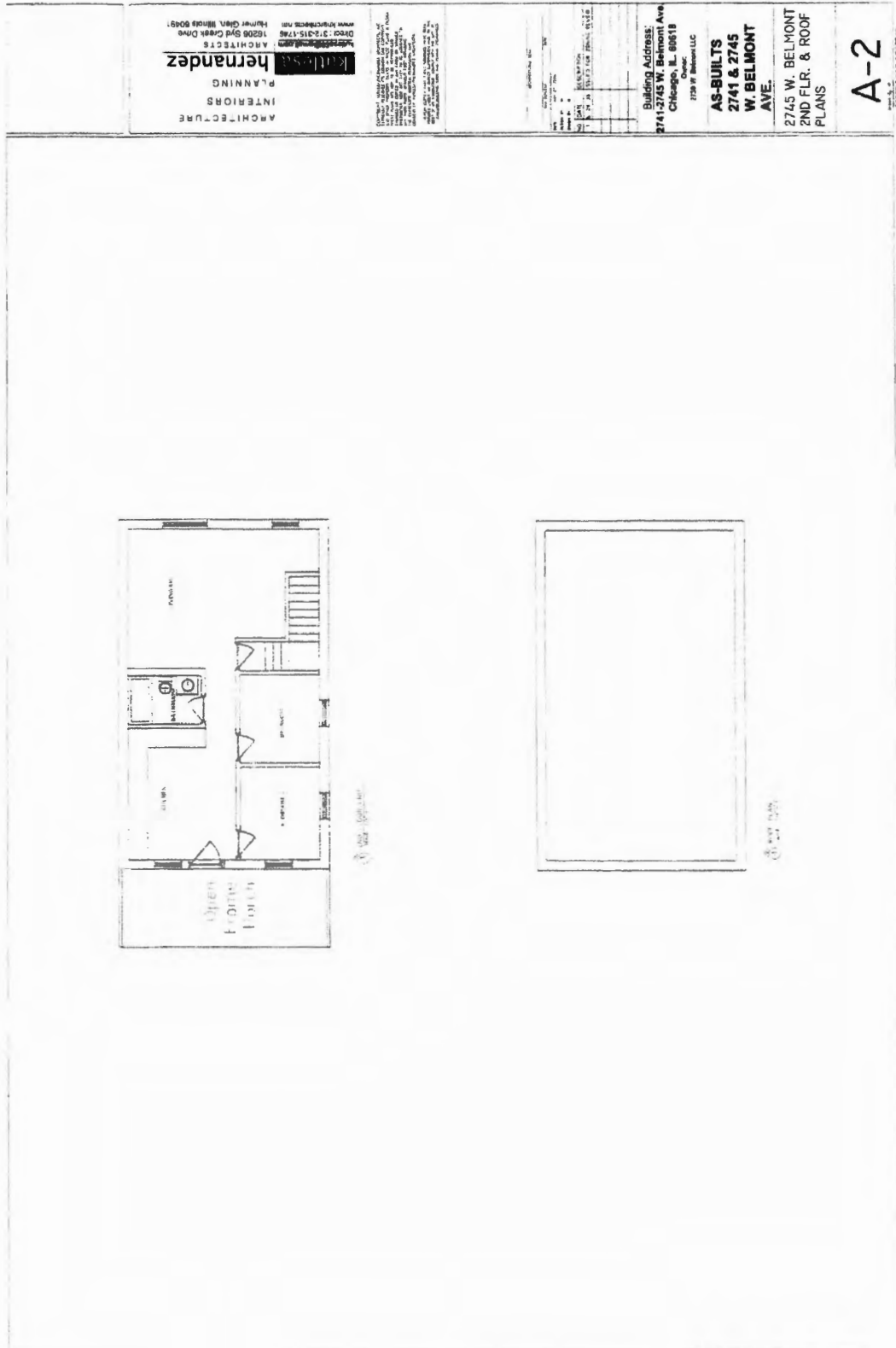
Final for Publication



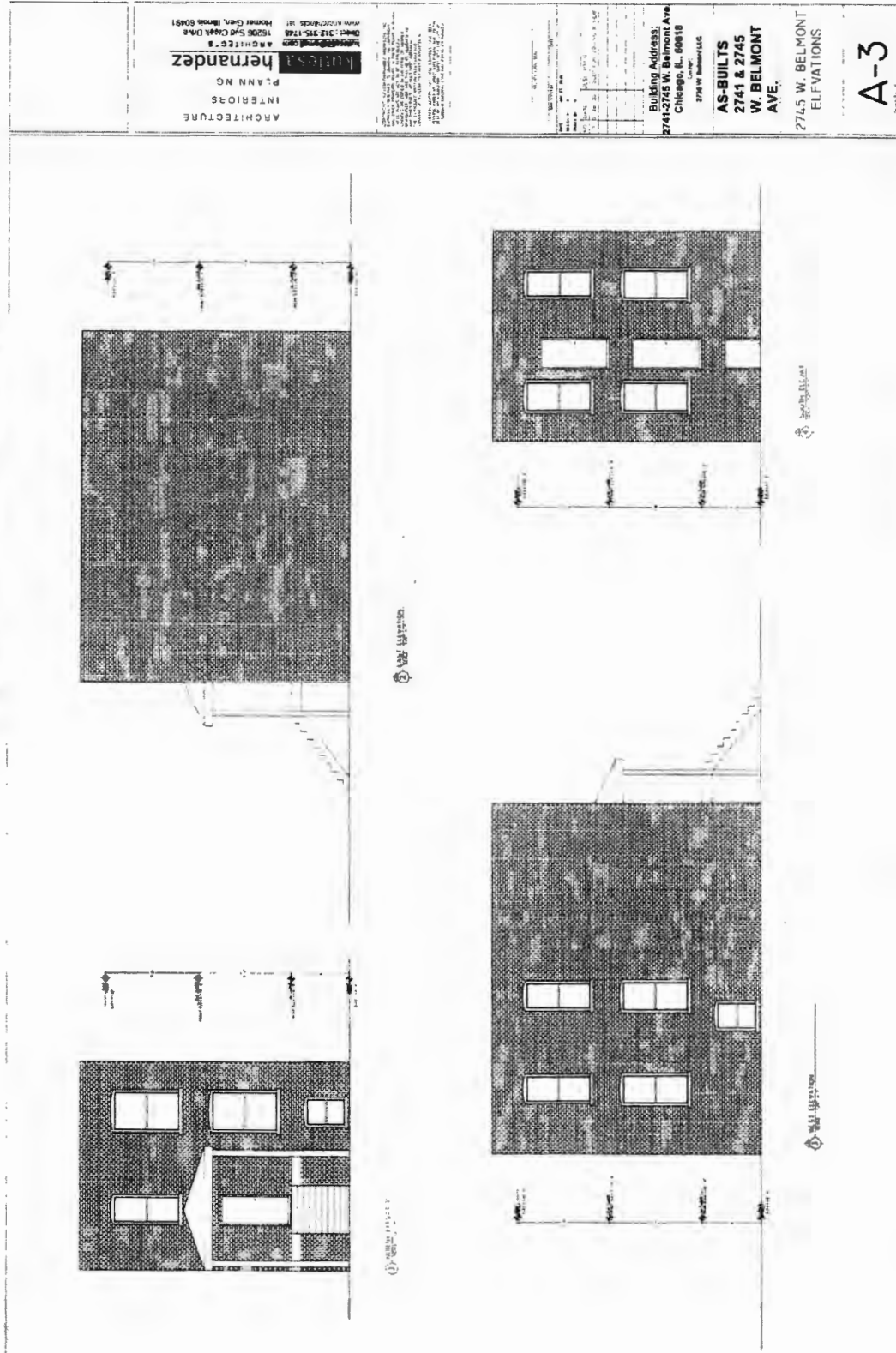
Final for Publication



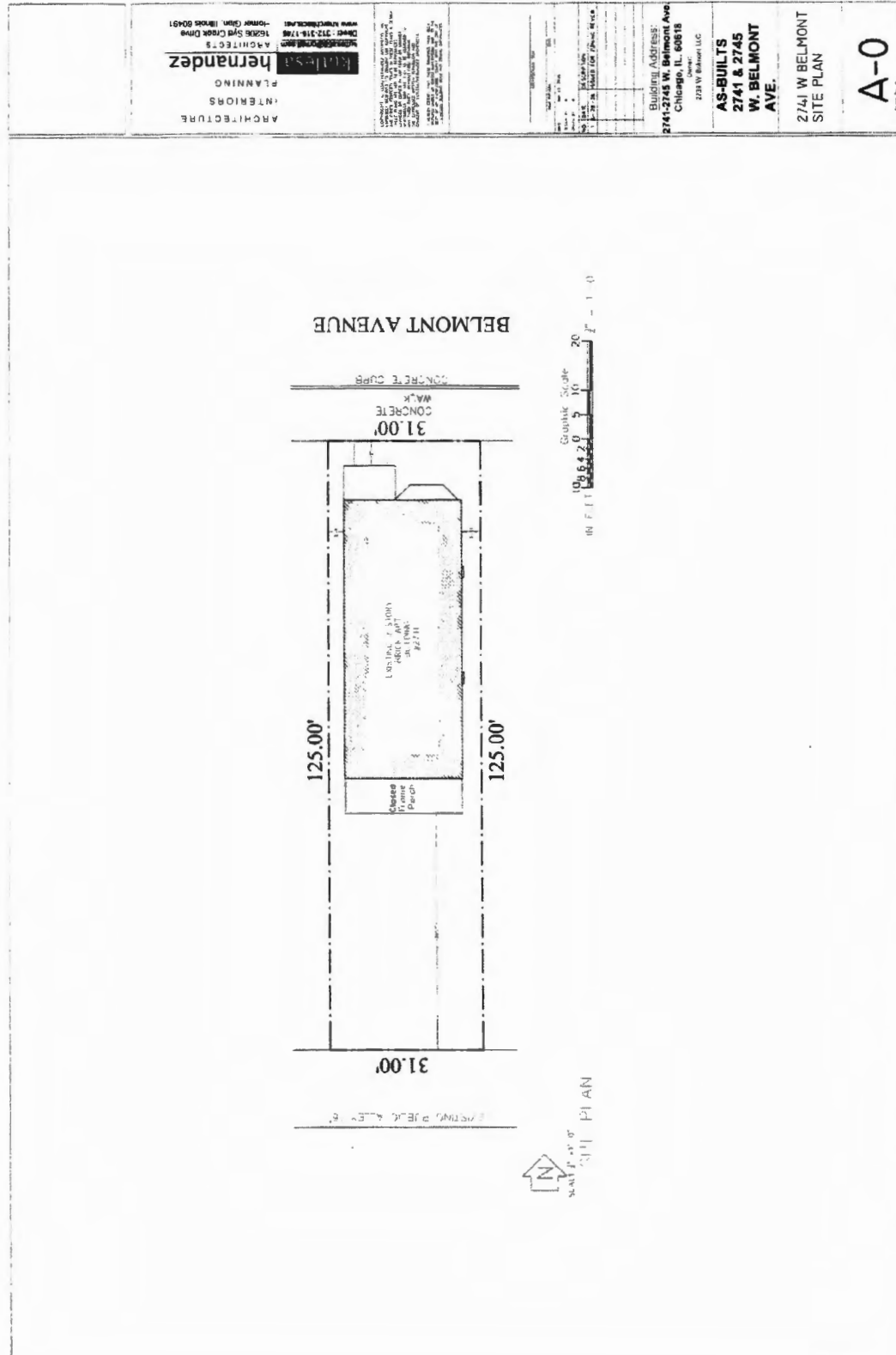
Final for Publication



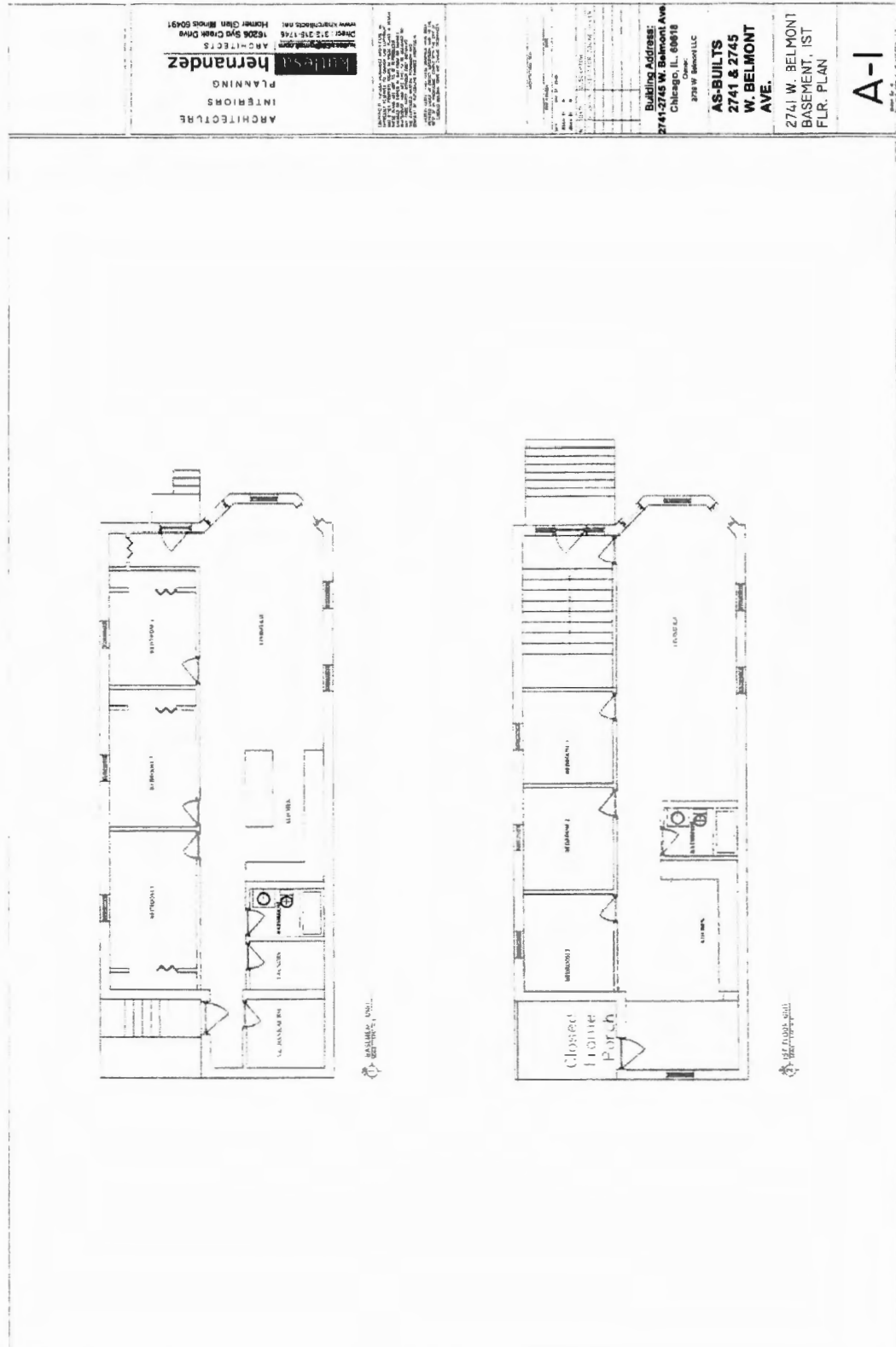
Final for Publication



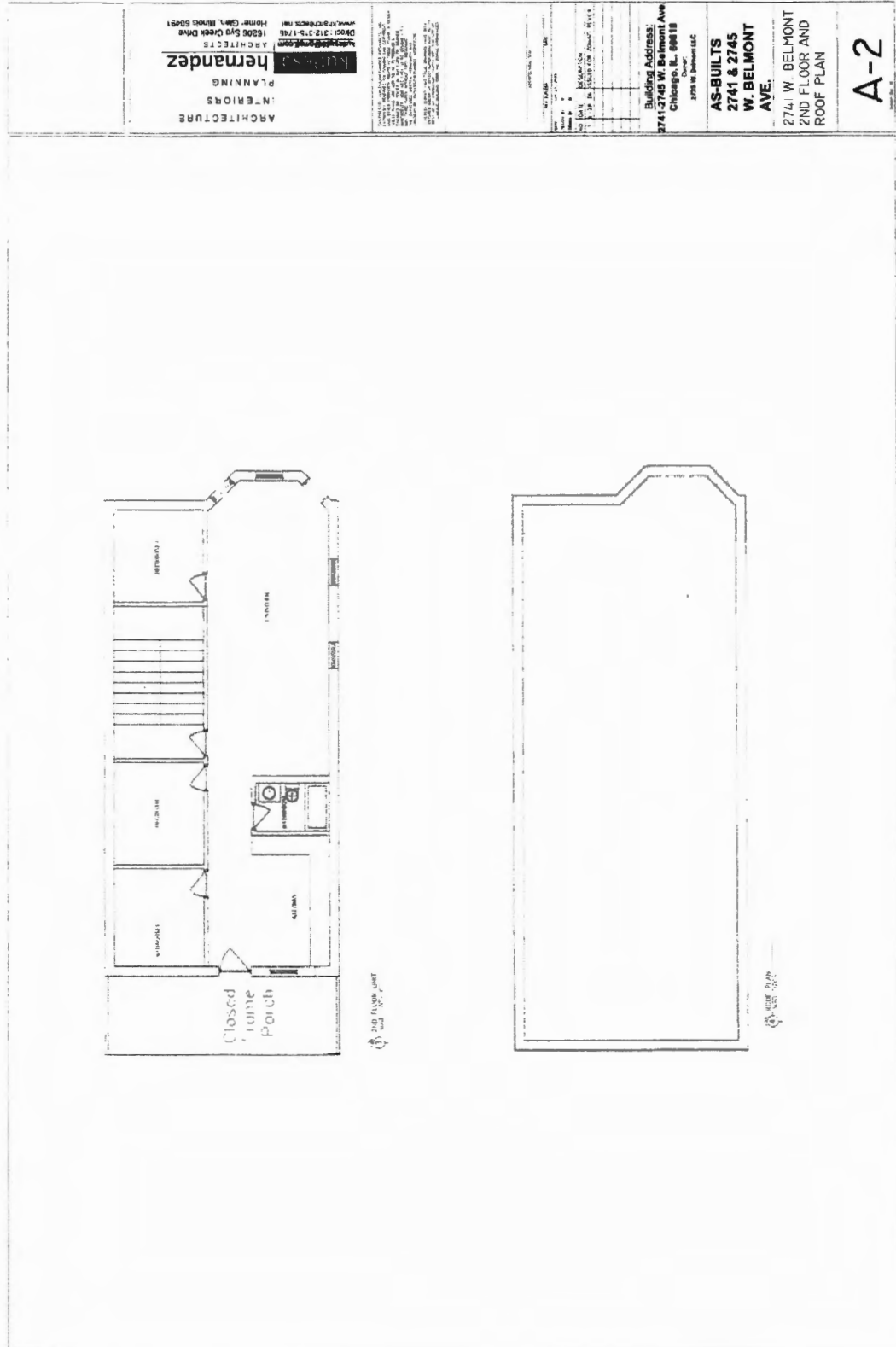
Final for Publication



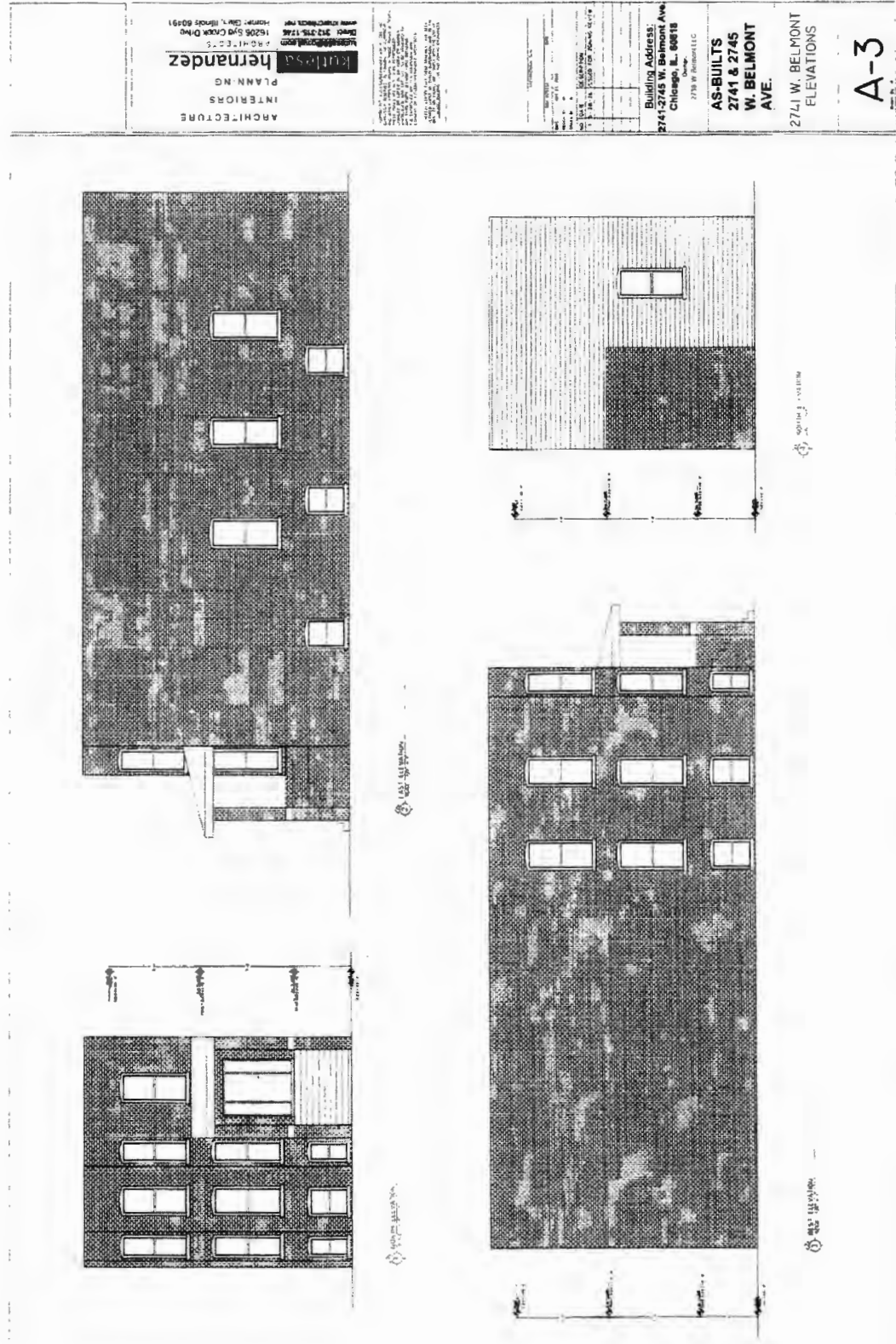
Final for Publication



Final for Publication



Final for Publication



Reclassification Of Area Shown On Map No. 7-J.

(Application No. A-9127)

(Common Address: 3947 W. Wrightwood Ave.)

[O2026-0025474]

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 RS3 Residential Single-Unit (Detached House) District and indications as shown on Map Number 7-J in the area bounded by:

West Wrightwood Avenue; a line 118 feet east of and parallel to North Pulaski Road; the alley next south of and parallel to West Wrightwood Avenue; and a line 148 feet east of and parallel to North Pulaski Road,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 7-K.

(Application No. 23114T1)

(Common Address: 4411 W. Diversey Ave.)

[O2026-0026212]

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 7-K in the area bounded by:

West Diversey Avenue; North Kostner Avenue; the public alley next south of and parallel to West Diversey Avenue; and a line 175.20 feet west of and parallel to North Kostner Avenue,

to those of a C3-1 Commercial, Manufacturing and Employment District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan; Landscape Plan; Landscape Details; First Floor Plan; Roof Plan; North, South, East and West Building Elevations; and Section Map attached to this ordinance printed on pages 47743 through 47750 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

File Number: 23114-T1

17-13-0303-C(1) Type 1 Substitute Narrative & Plans – 4411 West Diversey Avenue, Chicago, IL

Proposed Zoning: C3-1 Commercial, Manufacturing and Employment District

Lot Area: 21,022 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change in order to renovate the existing gas station and construct a new one-story accessory retail convenience store at the subject property. The new retail convenience store building will contain 4,000 sq. ft. of floor area and measure 24 ft.-8 in. in height. The subject property will provide ten (10) onsite parking spaces. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation of the Chicago Zoning Ordinance, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 4,000 square feet (0.19 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): No dwelling units proposed

(C) The amount of off-street parking: 10 parking spaces

(D) Setbacks:

- a. Front Setback: 79 feet
- b. Side Setbacks:
 - West Side: 70 feet-6 inches
 - East Side: 4 feet-4 inches
- c. Rear Setback: 12 inches

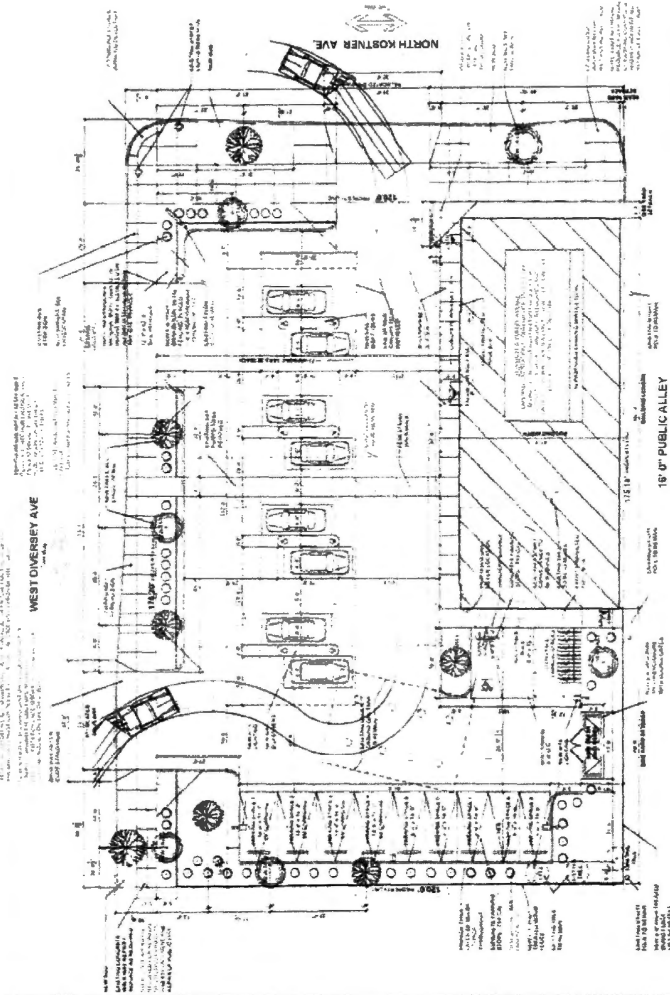
(E) Building Height: 24 feet-8 inches

Final for Publication

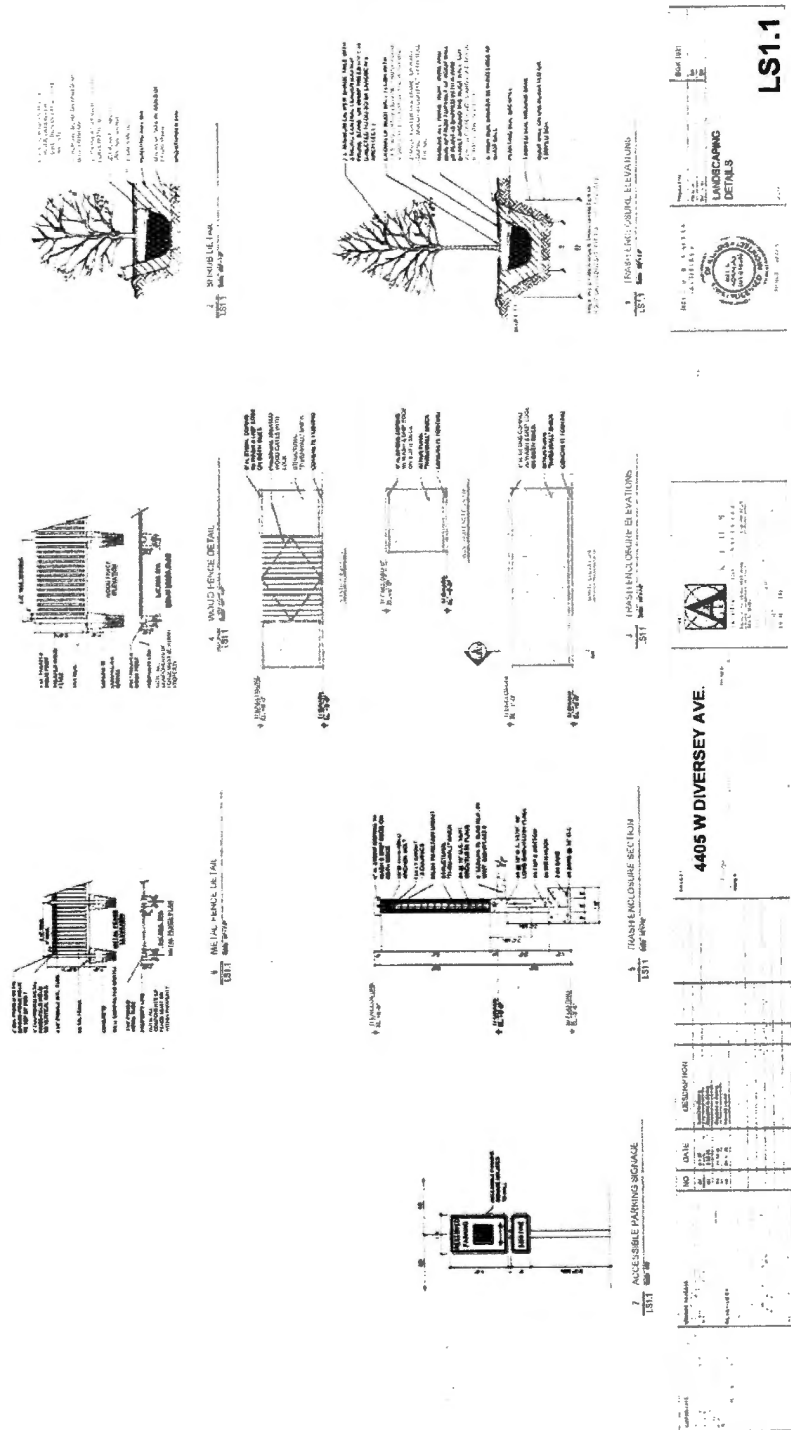
4405 WEST DIVERSEY AVE

ILLINOIS

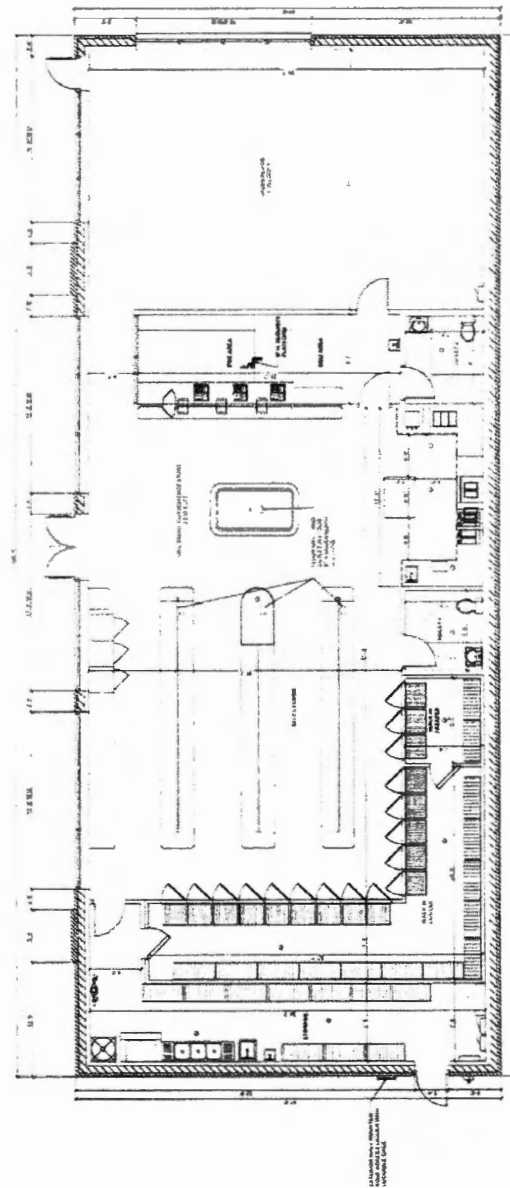
CHICAGO

[illegible][illegible]

Final for Publication



Final for Publication

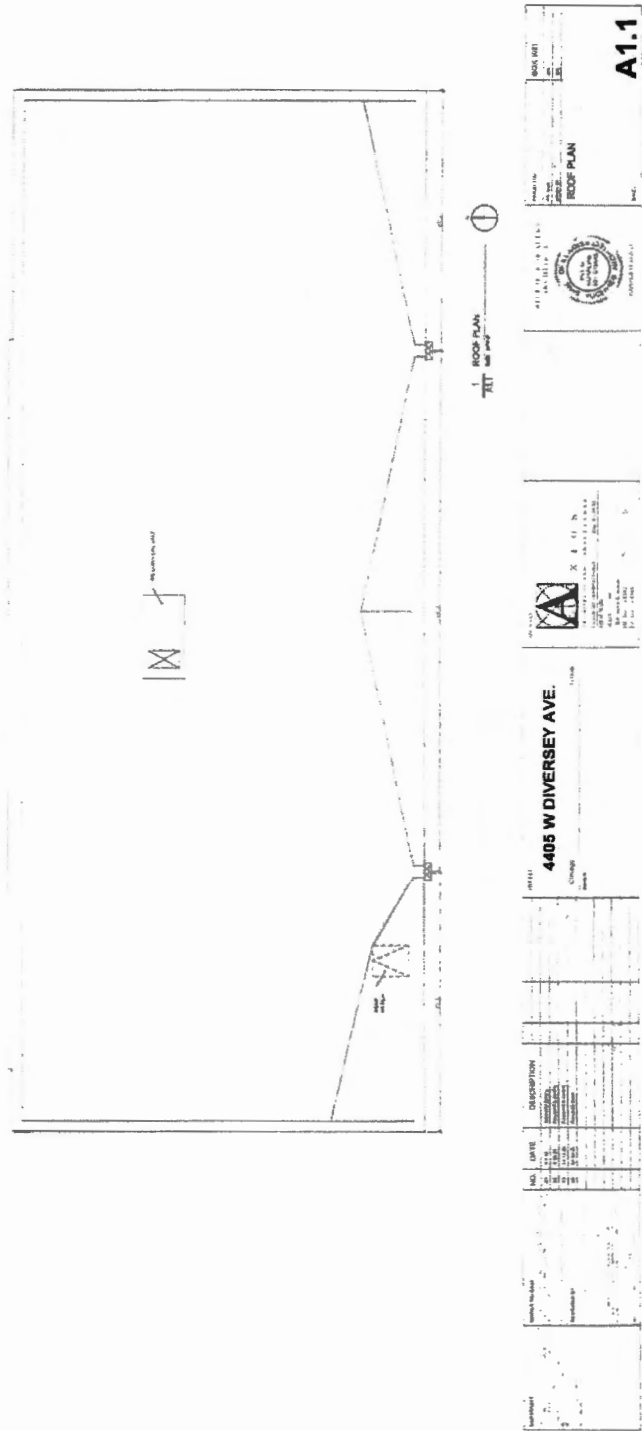
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Final for Publication

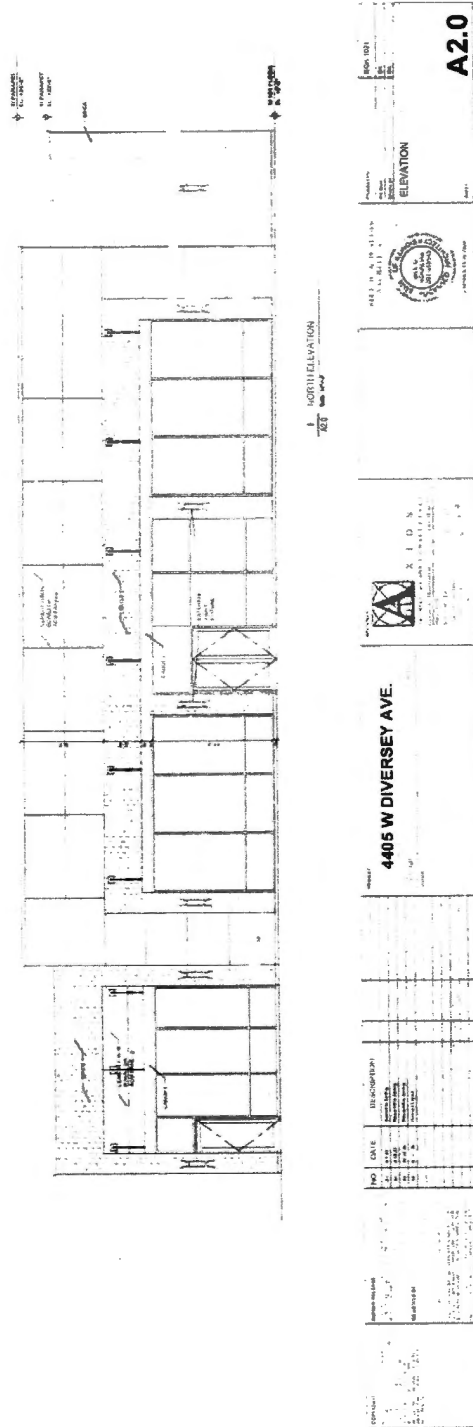
7/15/2026

REPORTS OF COMMITTEES

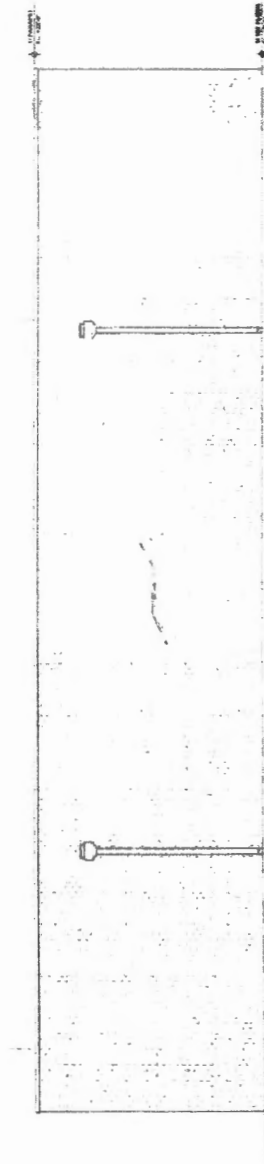
47747



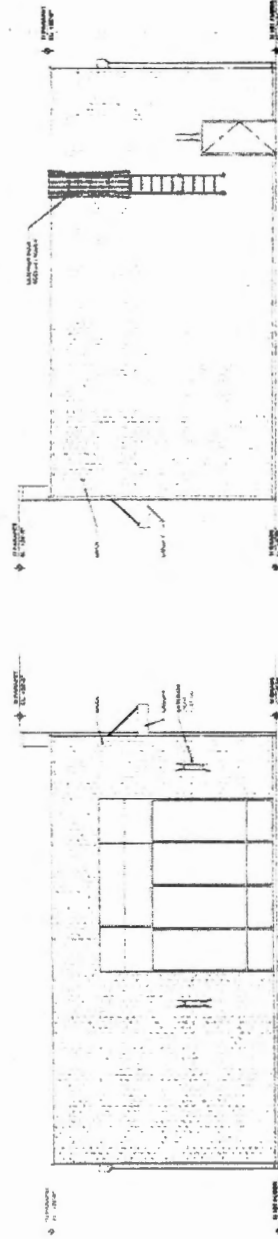
Final for Publication



Final for Publication



SOUTH ELEVATION
7/15/2026

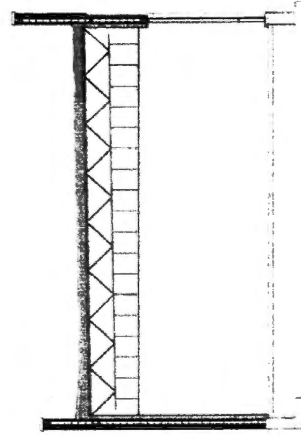


WEST ELEVATION
7/15/2026

EAST ELEVATION
7/15/2026

4405 W DIVERSEY AVE.	
DATE	7/15/2026
BY	7/15/2026
DESCRIPTION	
A2.1	

Final for Publication



SECTION
A3.0

 OFFICE OF THE CLERK OF THE CITY COUNCIL 4406 W DIVERSEY AVE. CHICAGO, ILL. 60651		SECTION A3.0	
DATE 7/15/2026 BY [Signature]		DATE 7/15/2026 BY [Signature]	

Reclassification Of Area Shown On Map No. 7-L.
(Application No. 23109T1)
(Common Address: 2700 -- 2704 N. Laramie Ave.)

[O2026-0026201]

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

SECTION 1. That Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 7-L in the area bounded by:

a line 57.1 feet north of and parallel to West Schubert Avenue; North Laramie Avenue; West Schubert Avenue; and the public alley next west of and parallel to North Laramie Avenue,

to those of a B2-5 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[First and Second Floor Demolition Plans; and
Existing Third Floor Plans attached to this
ordinance printed on pages 47753
through 47755 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 – 2700-04 North Laramie Avenue, Chicago, IL

Proposed Zoning: B2-5 Neighborhood Mixed-Use District

Lot Area: 7,137.5 sq. ft.

Proposed Land Use: The Applicant is proposing to convert the three (3) commercial spaces on the building's first floor into three (3) residential units. The resulting building will be fully residential and contain seventeen (17) dwelling units total. The height and footprint of the existing three-story 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 Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 17.65% (3 parking spaces) to zero and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 14,633 square feet (2.05 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 419.86 square feet per D.U.
(17 dwelling units proposed)

(c) The amount of off-street parking: zero

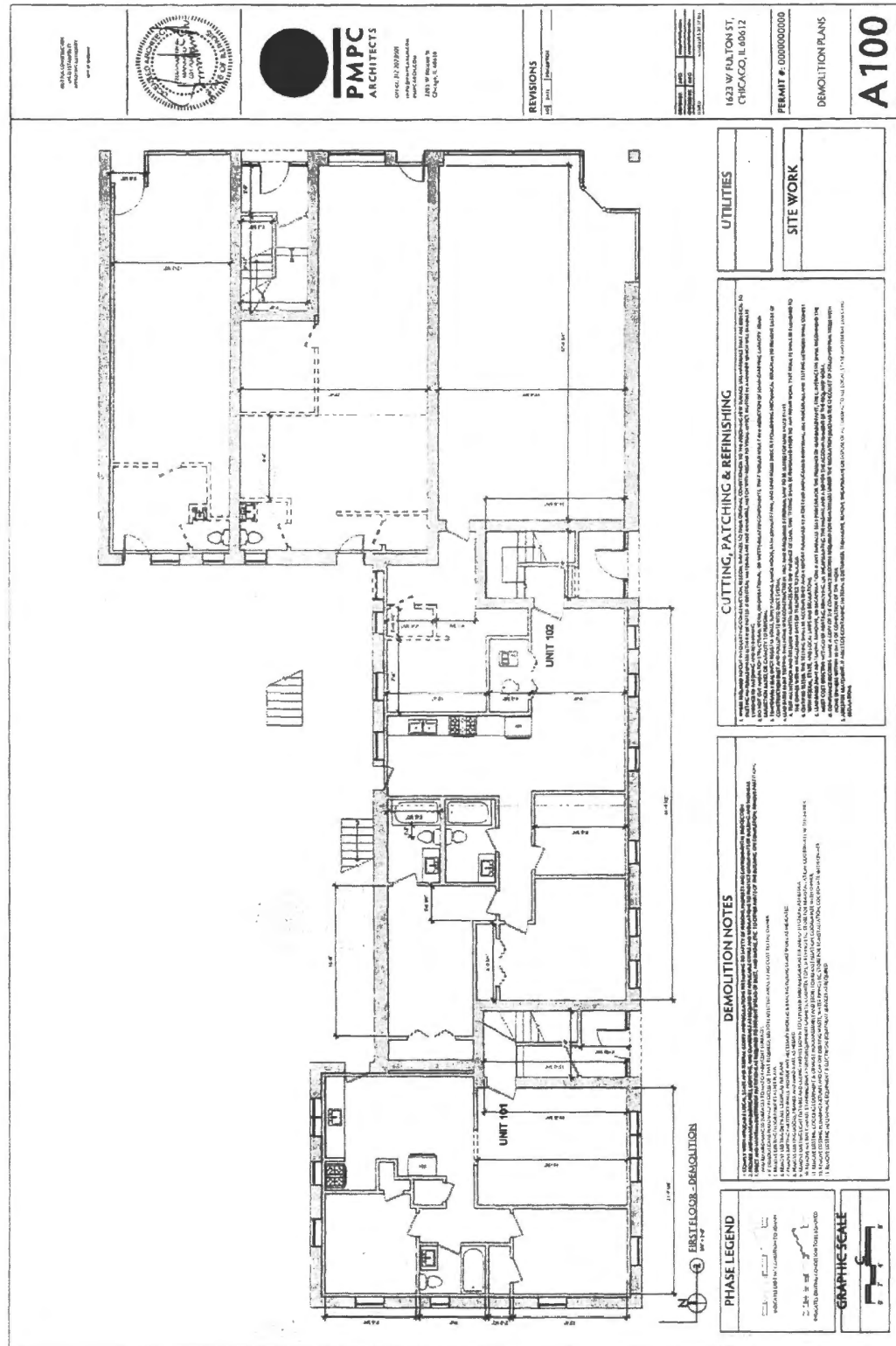
*The subject property is a designated Transit Served Location based on its proximity to the Diversey Bus Route. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 17.65% (3 parking spaces) to zero.

(D) Setbacks:

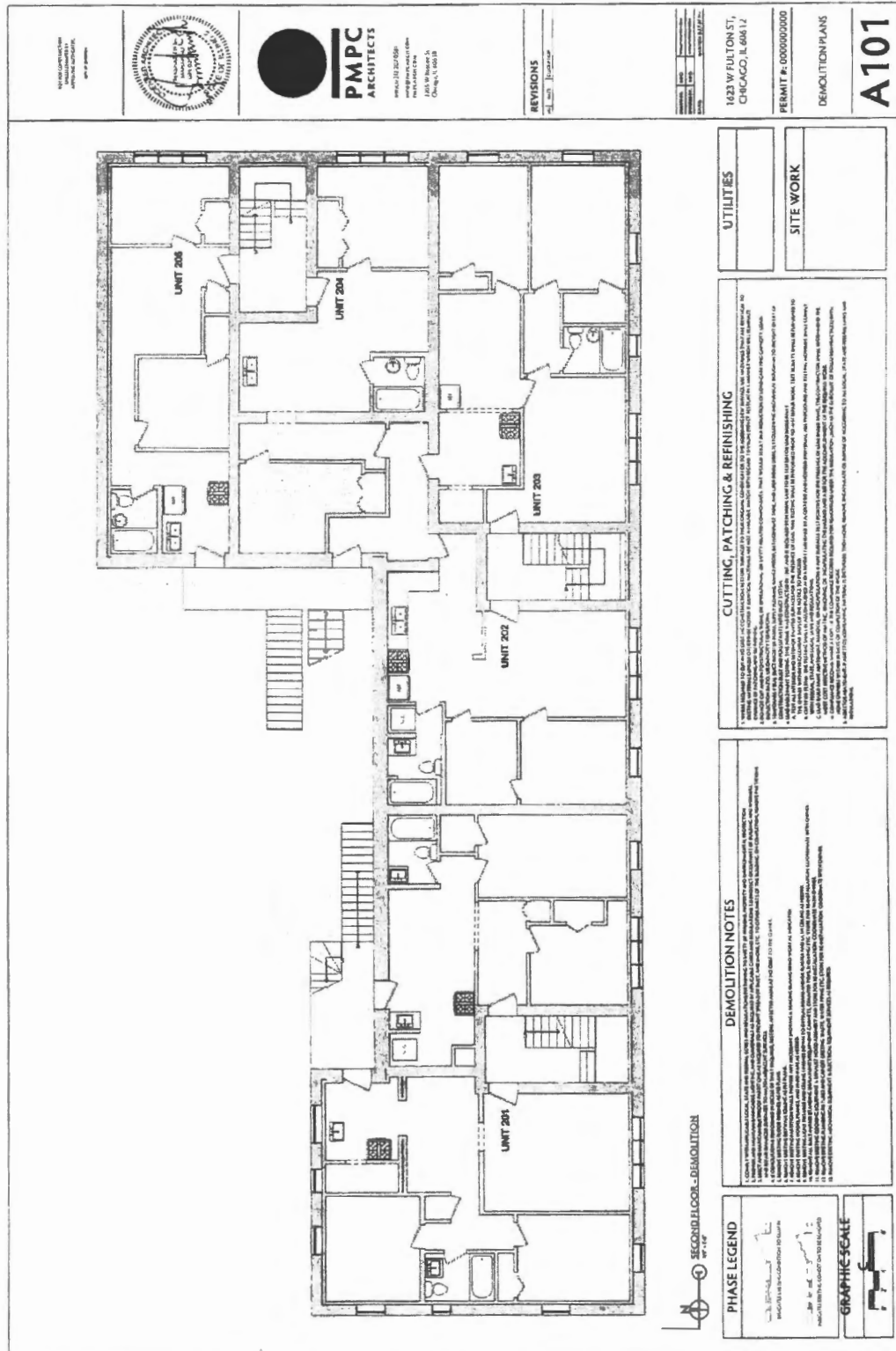
- a. Front Setback: zero (existing)
- b. Side Setbacks:
 - North Side: zero (existing)
 - South Side: zero (existing)
- c. Rear Setback: 2.67 ft. (existing)

(E) Building Height: 28.69 feet

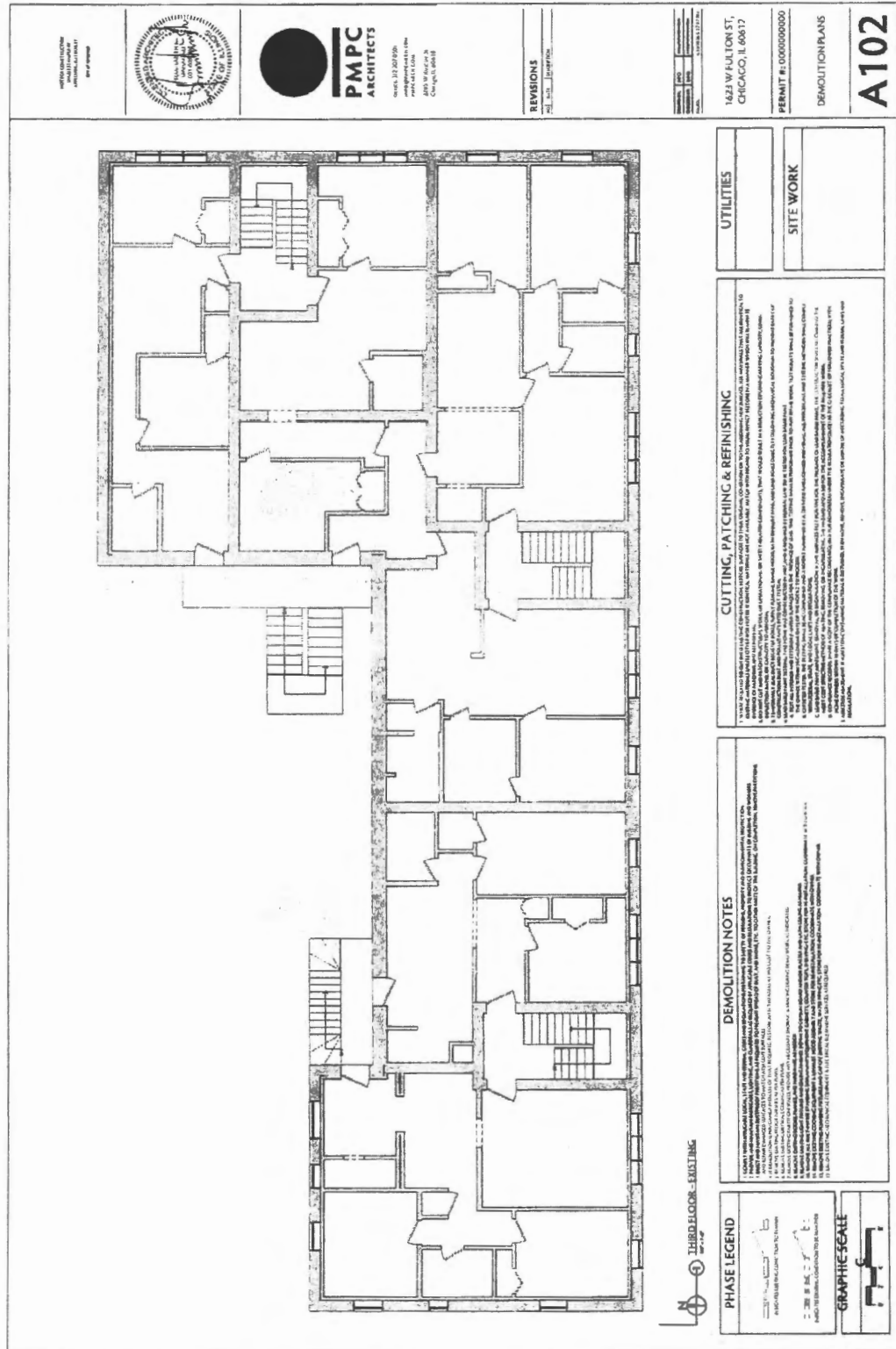
Final for Publication



Final for Publication



Final for Publication



Reclassification Of Area Shown On Map No. 7-N.

(As Amended)

(Application No. 23066)

(Common Address: 6400 -- 6562 W. Fullerton Ave./2630 N. Narragansett Ave.)

[SO2026-0025285]

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 127, as amended, District symbols and indications as shown on Map Number 7-N in the area bounded by:

West Diversey Avenue; North Narragansett Avenue; West Fullerton Avenue; and the public alley next west of North Narragansett Avenue,

to those of a C3-1 Commercial Manufacturing and Employment District.

SECTION 2. Changing all of the C3-1 Commercial Manufacturing and Employment District symbols and indications as shown on Map Number 7-N in the area bounded by:

West Diversey Avenue; North Narragansett Avenue; West Fullerton Avenue; and the public alley next west of North Narragansett Avenue,

to those of Business Planned Development Number 127, as amended, which is hereby established in the area above described subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof 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. 127, As Amended.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 127, as amended ("Planned Development"), consists of approximately 3,209,028 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Legacy Bricktown LLC and NMC Bricktown, LLC, at tenants in common; CFT NV Developments, LLC; JHCV, LLC; Lowe's Home Centers, Inc., a wholly owned subsidiary of Lowe's Companies, Inc.; KRG Chicago Brickyard, LLC; and Target 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 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 Plans.

Ingress or egress shall be pursuant to the Plans 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.

4. This Plan of Development consists of 16 Statements; a Bulk Regulations Table; an existing Zoning and Preferential Street System Plan and an existing Generalized Land Use Plan (as reported in the *City of Chicago's City Council Journal of Proceedings*, pages 3314 -- 3315 and dated August 28, 1986); a Planned Development Boundary and Property Line Map dated October 20, 2025; a Site Plan showing the proposed exterior improvements dated July 22, 2025 all prepared by Manhard Consulting, as well as floor plans and elevations prepared by RHJ Associates, PC and dated on June 10, 2025 (the "Plans"), submitted herein. Full-sized copies of the Plans 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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Business Planned Development: Department Stores, Discount Stores, Sale of Food, food products and meat, Sale of packaged alcoholic beverages; Sale of clothing and apparel; Sale of prescription drugs, pharmaceuticals and allied products; Sale of hardware; Sale of tires, batteries, and automotive accessories, with an ancillary use of retail sale and dispensing of fuels and lubricants and installation minor services customarily incidental thereto; Banks or savings and loan associations; Sale of Insurance; Travel Agencies; Amusement establishments; Arcades; Theaters, Auditoriums, Health Clubs; any and all Drive-In Facilities; Jewelry Stores; General retail sales; Service businesses such as doctors; ophthalmologists and dental offices; Shoe Repair; Watch and Jewelry repair, Tailor and dressmaker shops; Restaurants and Taverns; all office purposes; and such uses as are permitted under the C1-2 Neighborhood Commercial District Classification, except for dwelling units, lodging rooms and hotel/motel uses, and Animal Service uses including indoor and outdoor Boarding Kennels and Shelters.
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 3,319,272 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 13-32-125 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, 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. 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 (underlying zoning that formed the basis of this Planned Development).

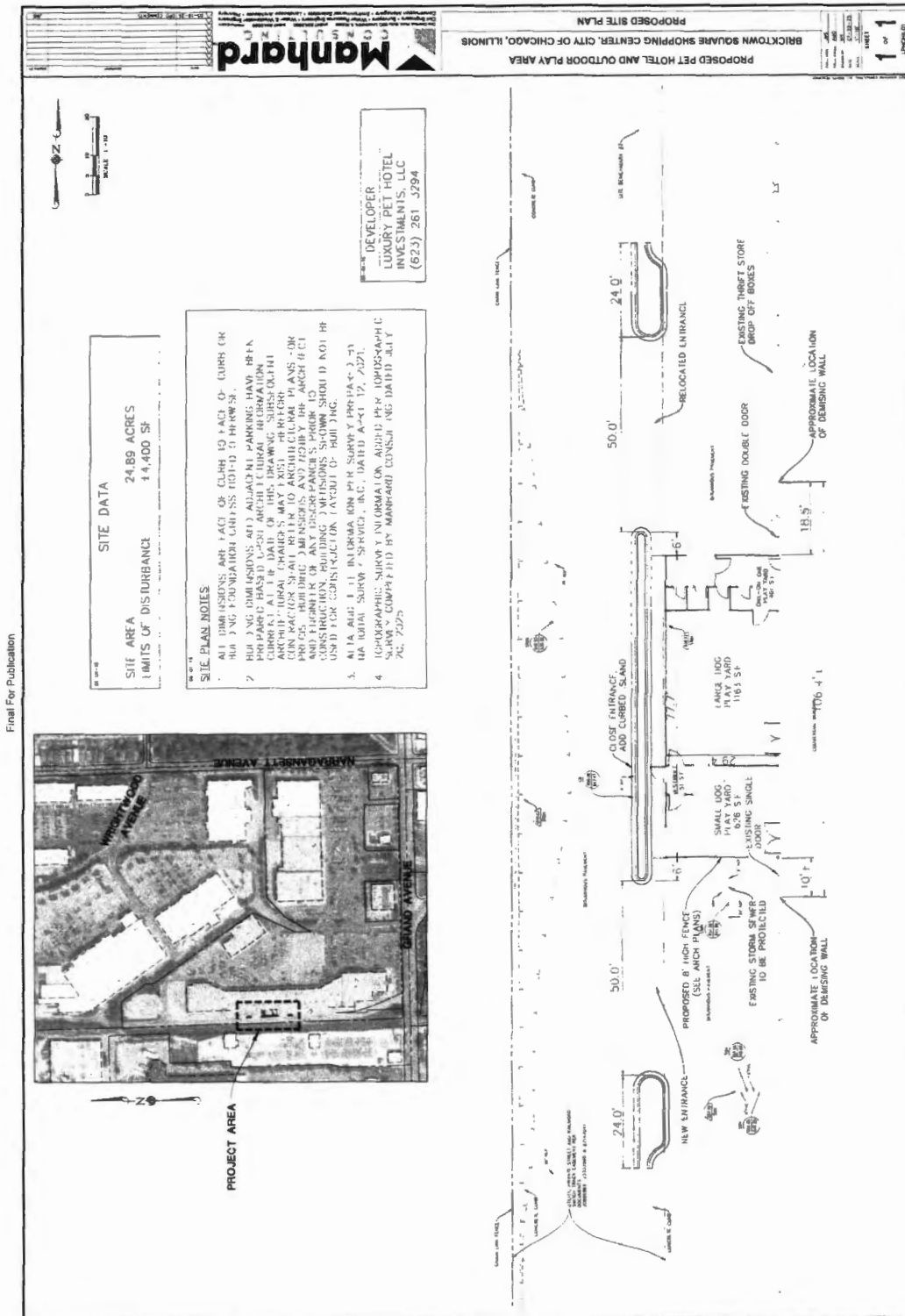
[Site Plan; Floor Plan; and Front and Back Elevations referred to in these
Plan of Development Statements printed on pages 47761
through 47763 of this *Journal*.]

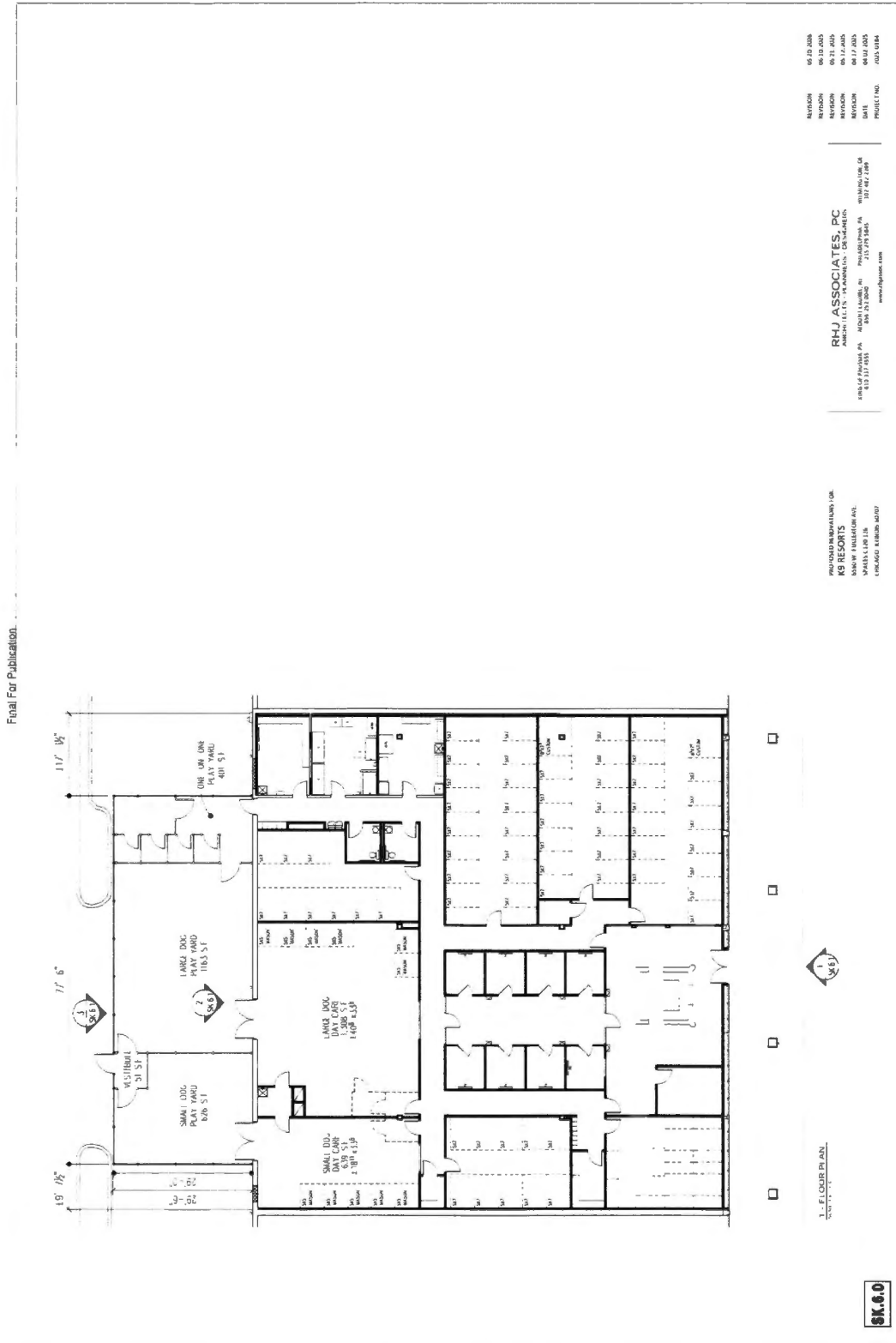
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 127, As Amended

Bulk Regulations And Data Table.

Gross Site Area:	81.43 acres (3,547,090.8 square feet)
Area of Public Right-of-Way:	5.23 acres (227,818.8 square feet)
Net Site Area:	76.2 acres (3,319,272 square feet)
Maximum FAR:	1.0
Maximum Dwelling Units:	0
Total Minimum Accessory Parking Spaces:	3,479 parking spaces
Minimum Bicycle Parking:	37 bike spaces
Minimum number of off-street Loading Berths:	13
Building Height:	50 feet





Reclassification Of Area Shown On Map No. 9-G.

(As Amended)

(Application No. 23005T1)

(Common Address: 1040 W. Belmont Ave.)

[SO2026-0023278]

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 9-G in the area bounded by:

the public alley next north of and parallel to West Belmont Avenue; a line 25 feet west of and parallel to North Kenmore Avenue; West Belmont Avenue; and a line 100 feet west of and parallel to North Kenmore Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Zoning Data; First, Second, Third, Fourth and Fifth Floor Plans;
Roof Plan; and North, South, East and West Building
Elevations attached to this ordinance printed
on pages 47767 through 47774
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Application # 23005-T1

17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 1040 West Belmont Avenue, Chicago, IL

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 8,250 sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new five-story mixed-use building containing approximately 4,425 sq. ft. of retail space at grade and twenty-eight (28) dwelling units above. The proposed building will measure 68 ft.-10 in. in height. The subject property is a Transit Served Location and will be supported by six (6) off-street parking spaces and twenty-eight (28) 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% (14 parking spaces) to 21.4% (6 parking spaces), reduce the rear setback for floors containing residential units from 30 ft. to 15 ft., waive the loading berth requirement, and is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 34,719 square feet (4.23 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 294.64 square feet per D.U. (28 dwelling units)

(C) The amount of off-street parking: 6 parking spaces

*The subject property is a designated Transit Served Location based on its proximity to the CTA Brown Line Belmont Station. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the off-street parking ratio from 50% (14 parking spaces) to 21.4% (6 parking spaces).

(D) Setbacks:

- | | | |
|----|----------------|---------|
| a. | Front Setback: | zero |
| b. | Side Setbacks: | |
| | West Side: | zero |
| | East Side: | zero |
| c. | Rear Setback: | 15 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 15 feet.

(E) Building Height: 68 feet-10 inches

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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 635 linear feet of the Belmont Avenue CTA Brown Line Rail Station. The proposed mixed-use building containing retail space at grade and twenty-eight (28) residential units above will be supported by six (6) off-street parking spaces and twenty-eight bicycle parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (14 parking spaces) to 21.6% (6 parking spaces).
2. The Applicant's building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504 because the retail portion and residential entrance of the proposed building front along West Belmont Avenue and the proposed front setback is zero. Furthermore, the entrance widths do not exceed 12 ft., the entrance depths do not exceed the entrance width, the entrances are not more than two-stories in height, and the proposed building elevations comply with the window transparency requirements.
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 Belmont Avenue CTA Brown Line Rail 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 twenty-eight (28) residential units above. The proposed building will be supported by six (6) off-street parking spaces and twenty-eight (28) onsite bicycle parking spaces. The Applicant is seeking administrative approval to permit the off-street parking ratio reduction (6 parking spaces 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 one-story restaurant building with a new mixed-use building offering new retail spaces along West Belmont Avenue. The proposed residential units will provide additional residential housing inventory to meet market demand. Based on the subject property's proximity to mass transit, 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.

PHOTOGRAPHY UNIT
FBI

1040 West Belmont

ZONING DATA

ADDRESS: 1040 West Belmont

LOT SIZE: PIR SURVEY

LOT AREA: 8,250 SQ. FT.

EASTING TOWNSHIP: 38-2

RANGE: 2

SECTION: 2

ADJACENT AREAS:

SE: 1/4

SECTION 2

200 SQ. FT. (200' X 100' LOT)

10,000 SQ. FT.

MAXIMUM BUILDING AREA: 34,750 SQ. FT. (PROPOSED)

MAXIMUM NUMBER OF UNITS: 6 UNITS

MAX. ALLOW. BUILDING HEIGHT: 35'-0"

MIN. LOT AREA: 10,000 SQ. FT.

REAR YARD: 30'-0" (PROPOSED) / 100' (PROPOSED)

SW: 1/4

SECTION 2

200 SQ. FT. (200' X 100' LOT)

10,000 SQ. FT.

MAXIMUM BUILDING AREA: 34,750 SQ. FT. (PROPOSED)

MAXIMUM NUMBER OF UNITS: 6 UNITS

MAX. ALLOW. BUILDING HEIGHT: 35'-0"

MIN. LOT AREA: 10,000 SQ. FT.

REAR YARD: 30'-0" (PROPOSED) / 100' (PROPOSED)

NOT REQUIRED

30'-0" DRILLING UNIT FLOORS

15'-0" PROPOSED (REQUIRES RELIEF)

0'-0"

0'-0"

NOT REQUIRED

5 PARKING SPACES PER UNIT

6 PARKING SPACES PROVIDED (REQUIRES RELIEF)

0'-0"

NOT REQUIRED

NOT REQUIRED

0' PROPOSED (REQUIRES RELIEF)

0' PROPOSED (REQUIRES RELIEF)

8,250 SQ. FT.

FOR FRONT YARD

30' PROPOSED

NOT REQUIRED

30'-0" DRILLING UNIT FLOORS

15'-0" PROPOSED (REQUIRES RELIEF)

0'-0"

0'-0"

NOT REQUIRED

5 PARKING SPACES PER UNIT

6 PARKING SPACES PROVIDED (REQUIRES RELIEF)

0'-0"

NOT REQUIRED

NOT REQUIRED

0' PROPOSED (REQUIRES RELIEF)

0' PROPOSED (REQUIRES RELIEF)

8,250 SQ. FT.

FOR FRONT YARD

30' PROPOSED

DISTANCE TO BELMONT CTA STATION: 400'

BUILDING DATA

TOTAL NUMBER OF UNITS: 26

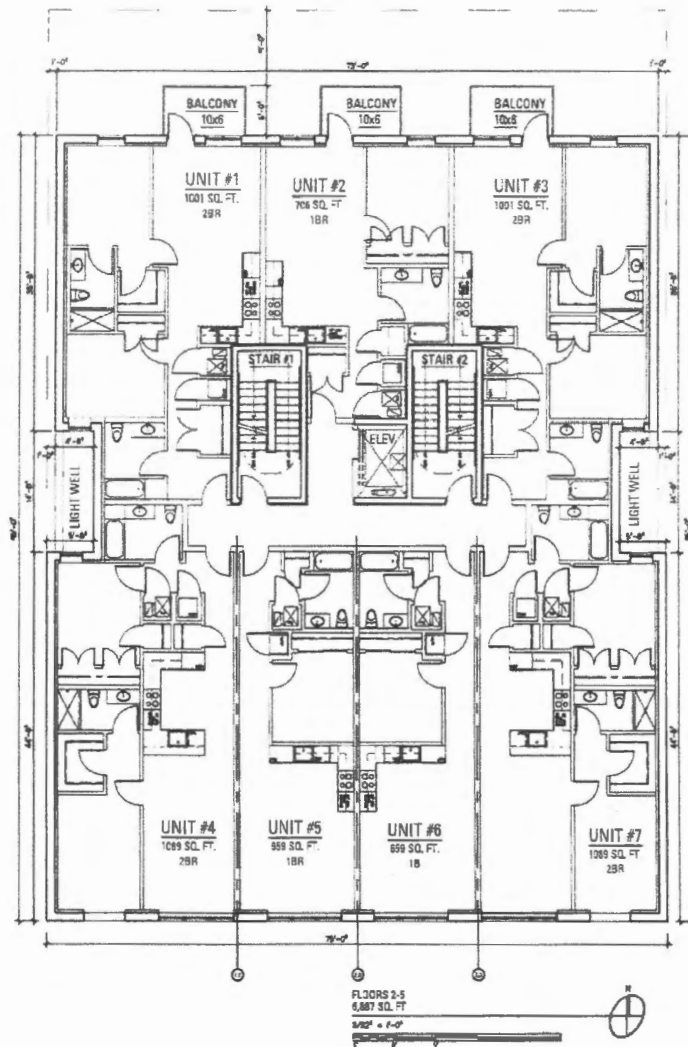
TOTAL NUMBER OF FLOORS: 6

PROPOSED TOTAL BUILDING AREA: 34,750 SQ. FT. (26 UNITS)

CORE ALLOWABLE MAX BUILDING AREA: 41,750 SQ. FT.

author	7446
project	MINIATURE DATA CONSORT NEW EDUCATIONAL LEAD IN MANAGING AUT. CHICAGO, IL 60607
description	05/06/09 09:15:25.249

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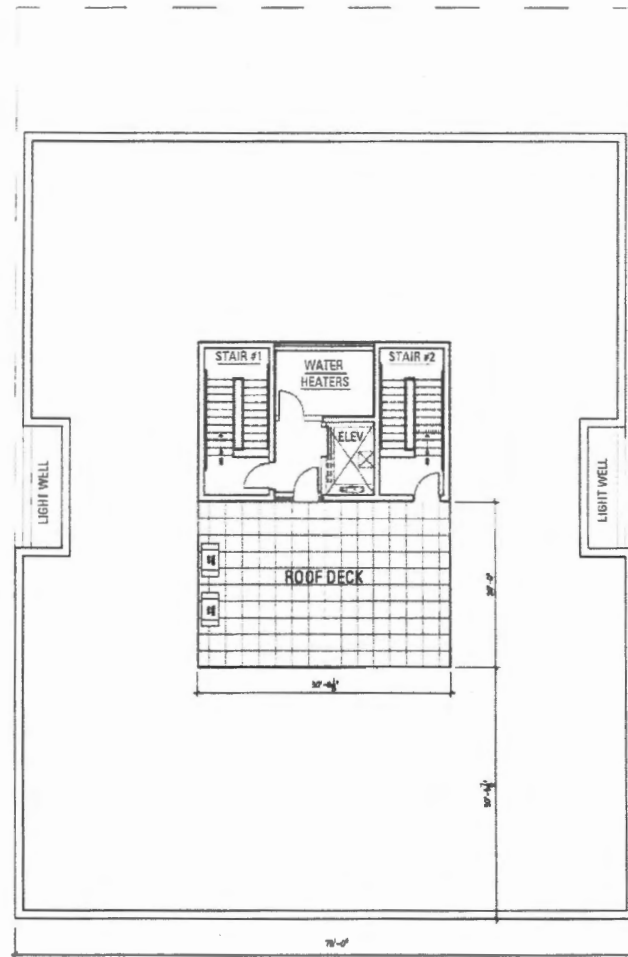


jsa
 jonathan SPIT architects llc.
 4001 north karenwood avenue
 suite 601
 chicago illinois 60615-2576
 773 682 1617 fax 773 682 2081

pro. # 3429
 prel. 1402-USE DEVELOPMENT
 NEW CONSTRUCTION
 1500 NORTH ARLINGTON
 CHICAGO, IL 60647
 description: 24012006

A1.2

Final for Publication



ROOF PLAN
594 SQ. FT.
1/8" = 1'-0"

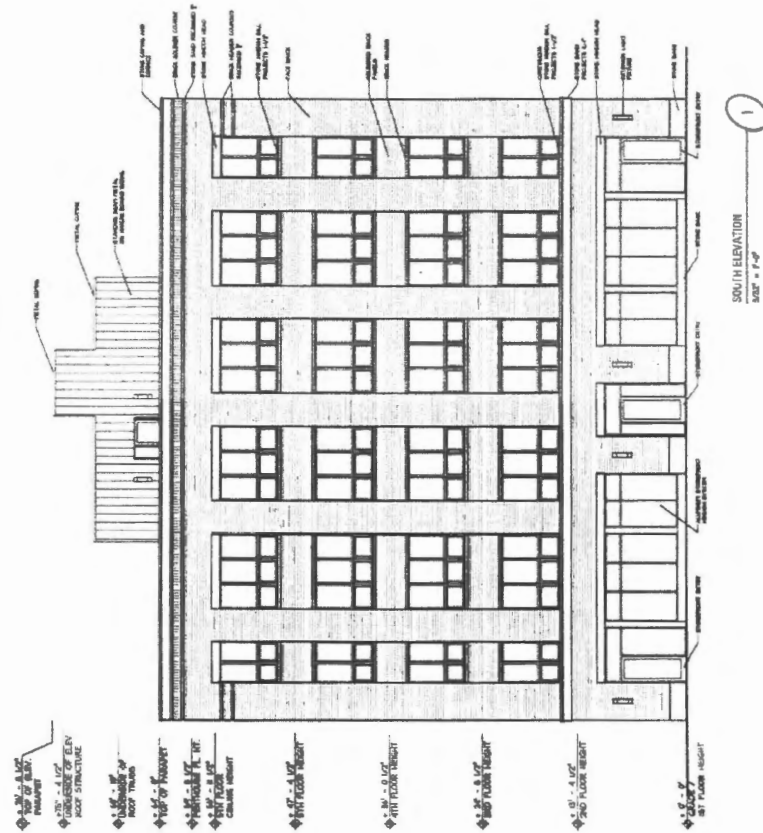


JSa
Jonathan SPLITT architects llc
4861 north Ravenswood Avenue
Chicago, Illinois 60630
773 883 1817 fax 773 883 3881

proj.# 909
scal. MID-RISE DEVELOPMENT
NEW CONSTRUCTION
1340 NORTH BELMONT
CHICAGO, IL 60647
description 54828008

A1.3

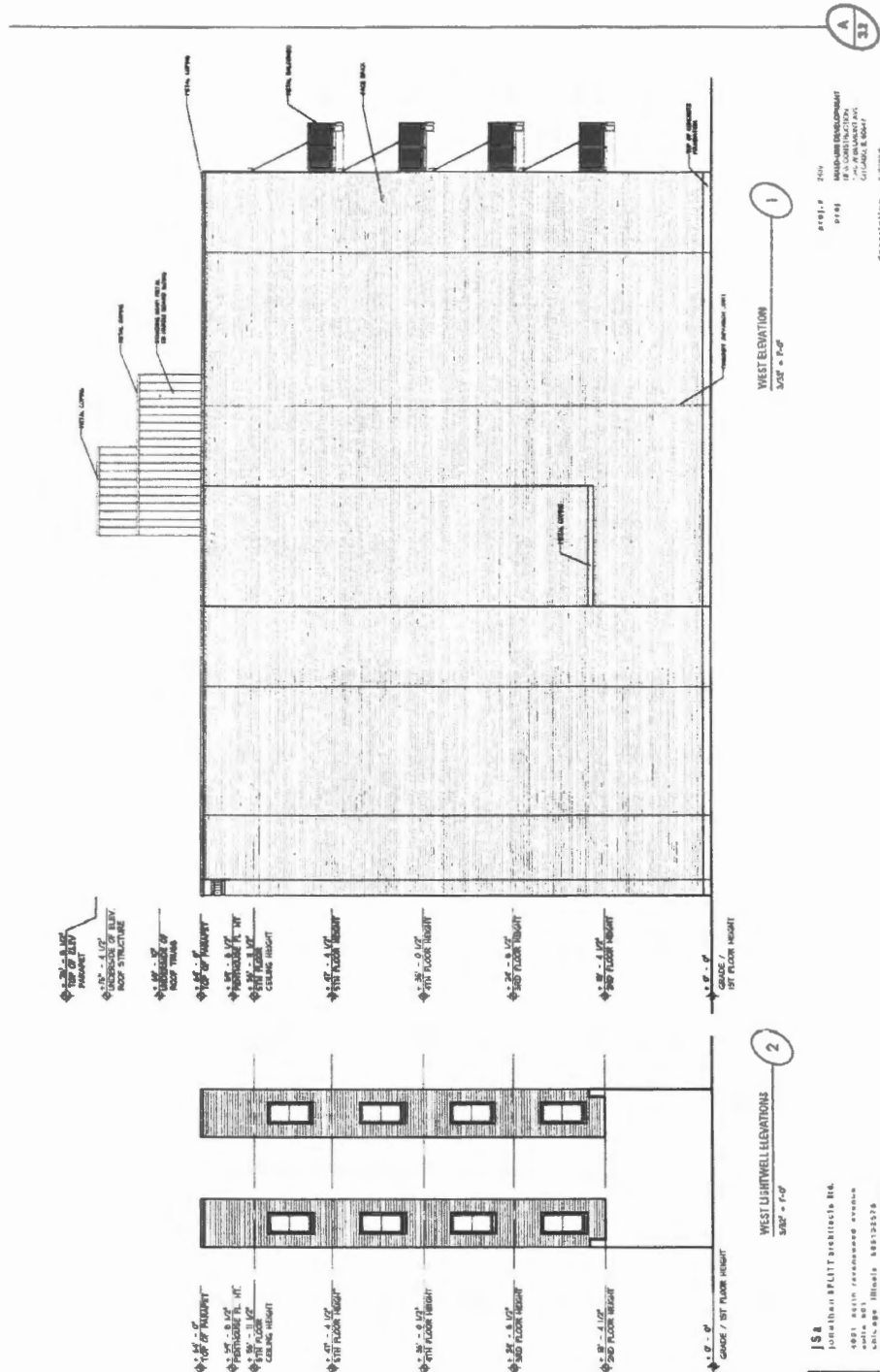
Final for Publication



JSI
Jonathan SPLIT architecture llc
4001 north revere road
suite 601
chicago illinois 60631-3219
773.663.1017 fax 773.663.3081

Project # 7-409
Project: BUILD-OUT DEVELOPMENT
NEW CONSTRUCTION
1444 W BL MCCLAVE
LITTLE ROCK, AR 72204
Accession # 0647/0228

Final for Publication



Reclassification Of Area Shown On Map No. 9-G.

(Application No. 23099T1)

(Common Address: 3583 N. Janssen Ave.)

[O2026-0026108]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 9-G in the area bounded by:

a line 58.0 feet south of and parallel to West Byron Street; a line from a point on the last described line 85.42 feet east of North Janssen Avenue running south for a distance of 32.00 feet to a point 85.38 feet east of North Janssen Avenue; a line 90.0 feet south of and parallel to West Byron Street; and North Janssen Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Dimensions; Basement, Levels 1, 2 and 3 Demolition Plans;
New Construction Plan; Enlarged Plans -- Levels 1 and 2;
Fool Plan; and Building Elevations attached to
this ordinance printed on pages 47777
through 47785 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

NARRATIVE AND PLANS

TYPE I Rezoning Attachment
3853 North Janssen Avenue
From RT-4 to RM-4.5

The Property

The subject property is located in an RT-4 zoning district, on the east side of North Janssen Avenue. The area includes RT-4 and RM-5 zoning and is improved with single-family and multi-family residential buildings ranging in height from one to four stories.

The subject property is a substandard lot of 32.0' feet in width and just over 85.0' in depth. It is improved with a three-story residential building with basement (38.0' height) and includes three residential units. There is no parking as the property's only right-of-way frontage is on North Janssen Avenue. The property includes a three story rear addition that is dilapidated and must be replaced.

The Project

Samuel Davison and Clementine Dubourdieu (the "Applicants") propose to rehabilitate the existing building, demolish the existing rear addition, and construct a new replacement three-story rear addition. A rear three story porch also is proposed. The three existing units will remain and an ADU will be added in the basement. The existing building height will remain the same. No parking exists and none will be provided.

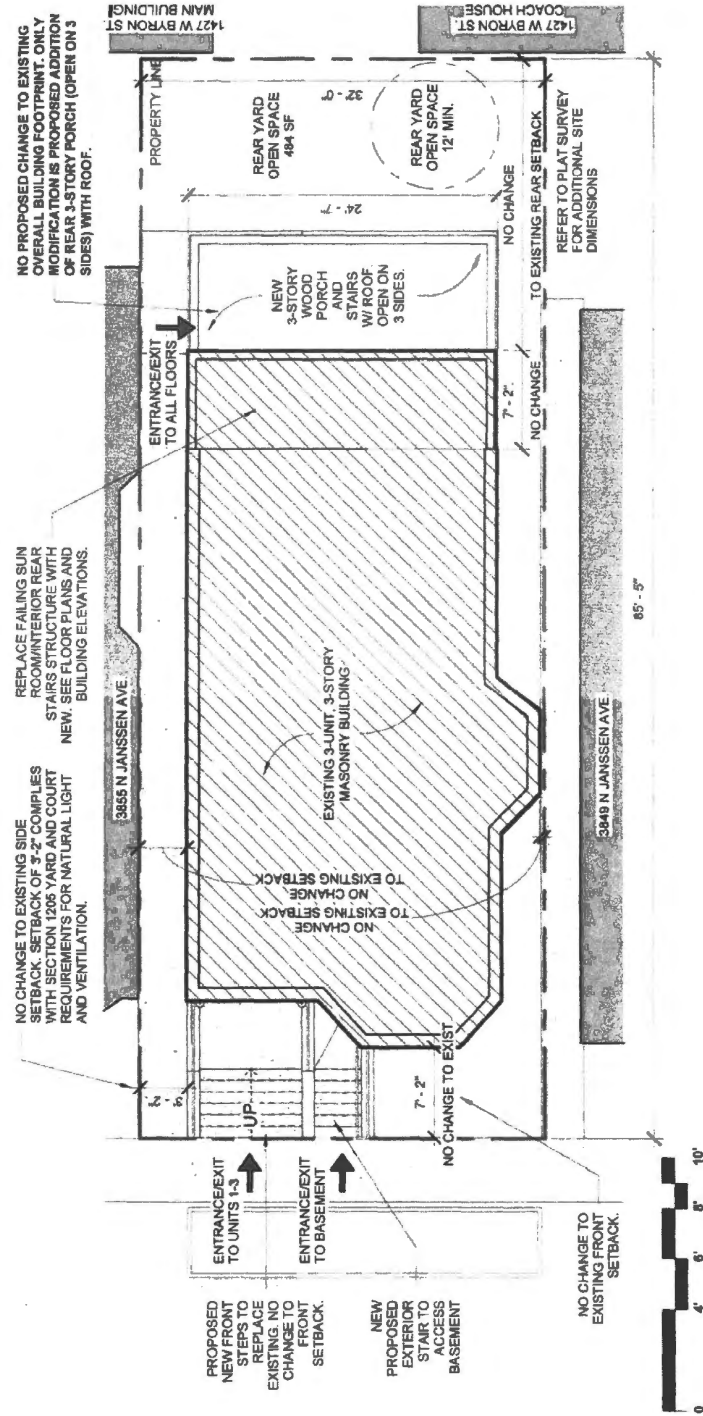
To allow the proposed project, the Applicant also seeks all relief necessary, as allowed by the Chicago Zoning Ordinance, for the proposed project, including: 1) a variation under section 17-13-1101-B to reduce the required rear yard setback per section 17-2-0306-C from 25.61' to 23'-3" (existing); 2) a variation under section 17-13-1101-B to reduce the south side setback required per section 17-2-0309 from 3' 2" to zero (existing); 3) a variation under section 17-13-1101-B to reduce the combined side setback per section 17-2-0309 from 6.4' to 3' 2" (existing); and 4) a variation under section 17-13-1101-B to reduce the front setback from 15' to zero to allow for a stair leading to the basement to serve the ADU unit.

The following are the relevant zoning parameters for the proposed project:

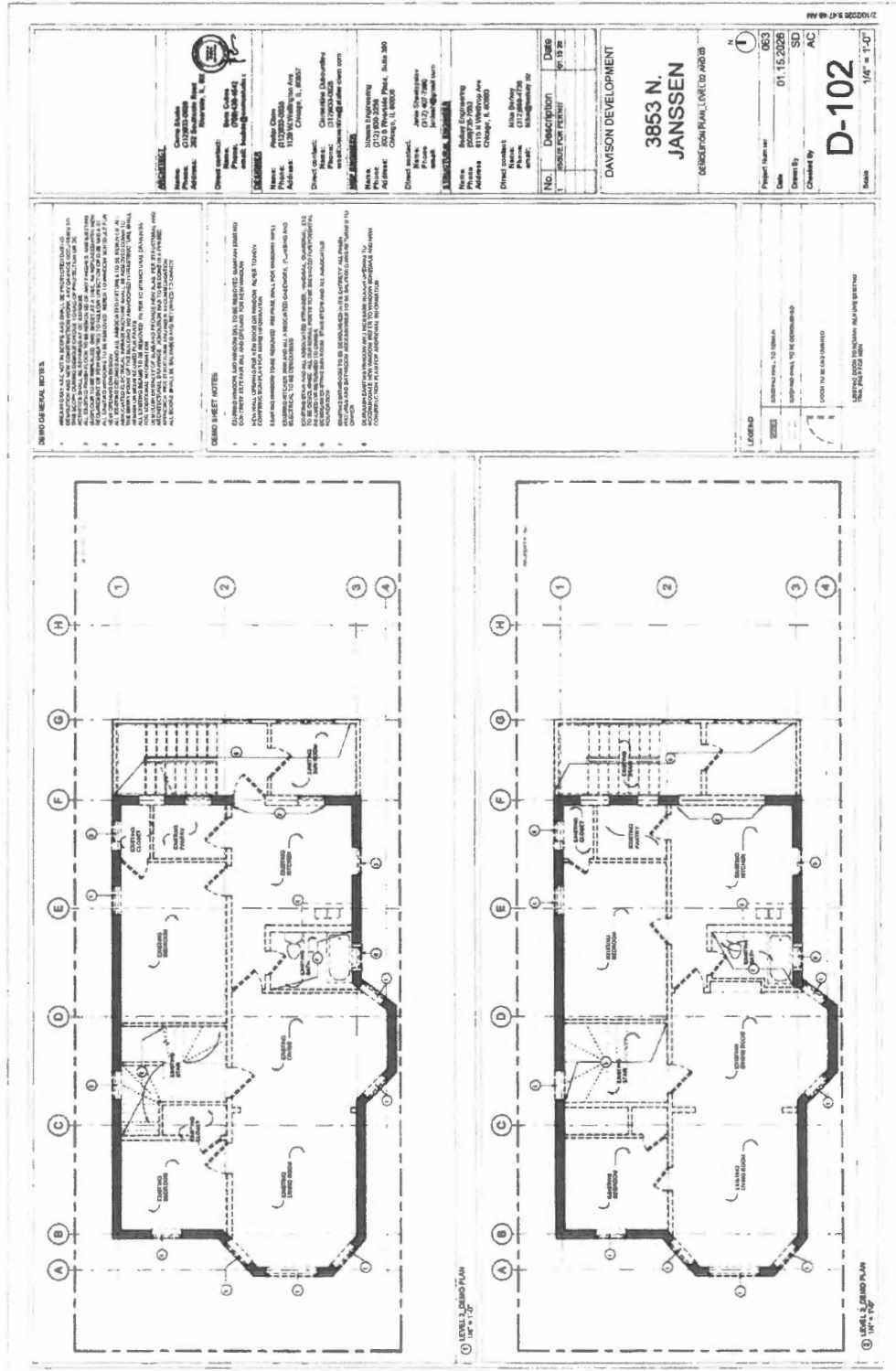
Lot Area:	2,733 sq. ft.
Floor Area:	4,017 sq. ft.
FAR:	1.47
Residential Dwelling Units:	4 (one of which will be an ADU)
MLA Density:	910.72 sq. ft. (excluding ADU)
Height:	38.0 ft.
Automobile Parking:	0
Rear Yard Open Space:	484 sq. ft.
Setbacks (existing):	Front (West): None Side (North): 3'-2" Side (South): None Rear (East): 23'-3"

A set of plans is attached.

Final for Publication



Final for Publication



LEGEND

DOORS
WINDOWS
STAIRS
ELEVATOR
CLOSET
BATH
KITCHEN
DINING
LIVING
BEDROOM
BASIC STORAGE

PROJECT INFORMATION

Project Number: 015 2006
Date: 01.15.2006
Drawn by: SD
Checked by: AC
Scale: 1/4" = 1'-0"

PROJECT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.

5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.

8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ACCESSIBILITY STANDARDS.

9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENERGY EFFICIENCY STANDARDS.

10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SUSTAINABILITY STANDARDS.

11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HEALTH AND SAFETY STANDARDS.

12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED COMMUNITY STANDARDS.

13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED CULTURAL STANDARDS.

14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORIC STANDARDS.

15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ARTISTIC STANDARDS.

16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SCIENTIFIC STANDARDS.

17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TECHNICAL STANDARDS.

18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED MEDICAL STANDARDS.

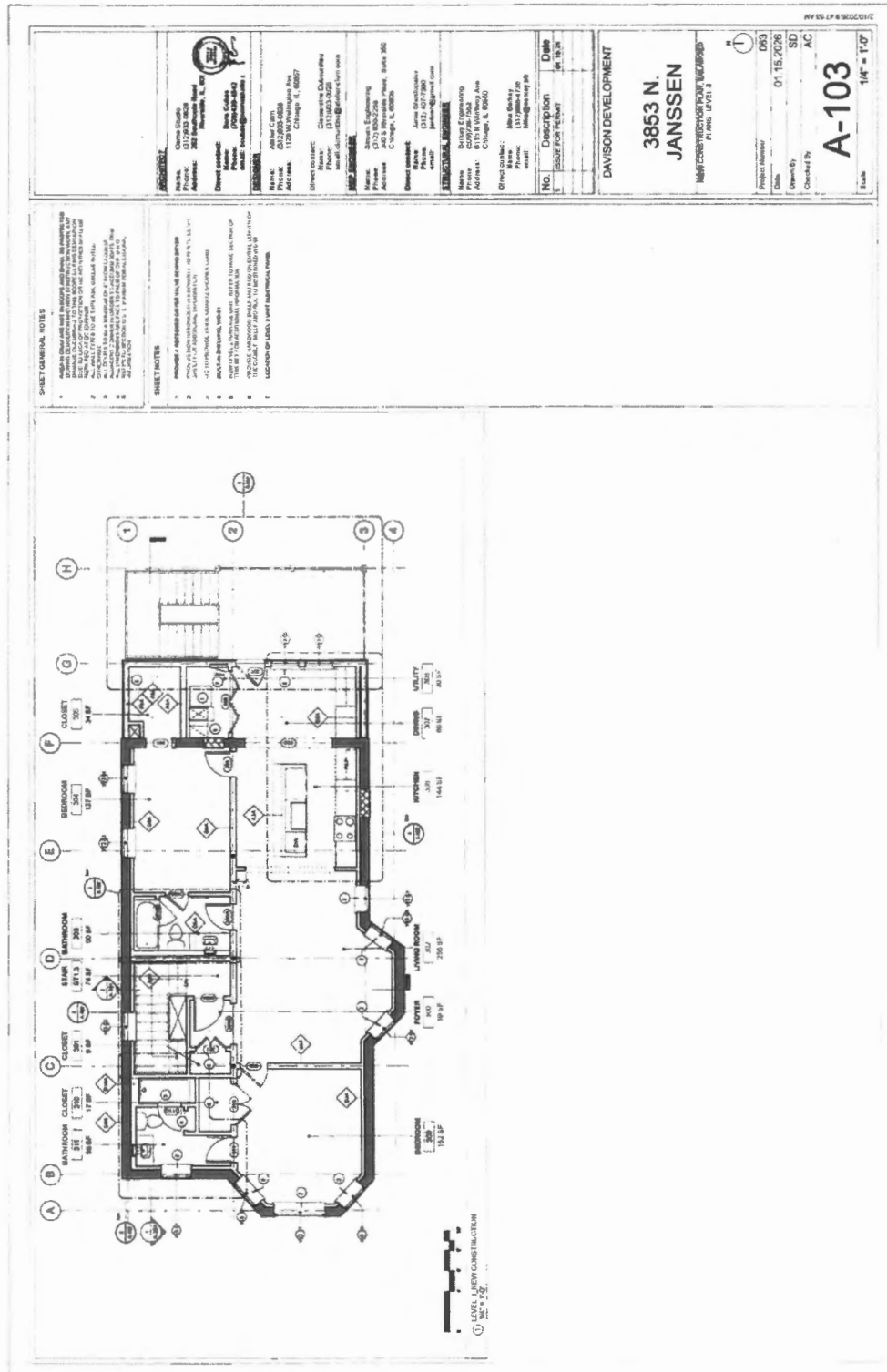
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED LEGAL STANDARDS.

20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ETHICAL STANDARDS.

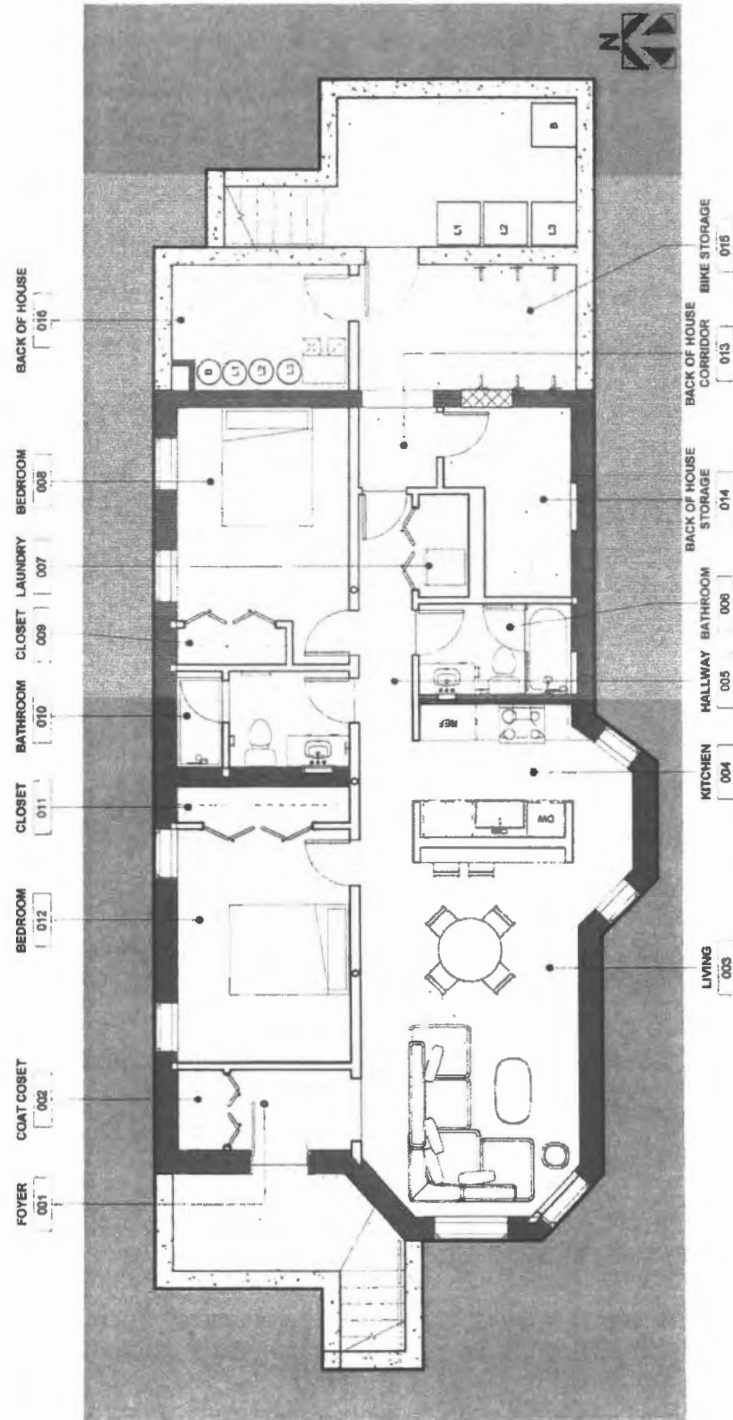
[illegible]

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Final for Publication



Final for Publication



SECTION

Notes:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the member unless otherwise noted.
 3. All dimensions are to the finished surface unless otherwise noted.
 4. All dimensions are to the center of the member unless otherwise noted.
 5. All dimensions are to the finished surface unless otherwise noted.

3853 N. JANSSEN

DAVISON DEVELOPMENT

Project Number: 083
 Date: 01/15/2006
 Drawn By: SD
 Checked By: AC

A-201

AS INDICATED

ELEVATION - EAST

Notes:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the member unless otherwise noted.
 3. All dimensions are to the finished surface unless otherwise noted.
 4. All dimensions are to the center of the member unless otherwise noted.
 5. All dimensions are to the finished surface unless otherwise noted.

ELEVATION - NORTH

Notes:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the member unless otherwise noted.
 3. All dimensions are to the finished surface unless otherwise noted.
 4. All dimensions are to the center of the member unless otherwise noted.
 5. All dimensions are to the finished surface unless otherwise noted.

ELEVATION - WEST

Notes:
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the member unless otherwise noted.
 3. All dimensions are to the finished surface unless otherwise noted.
 4. All dimensions are to the center of the member unless otherwise noted.
 5. All dimensions are to the finished surface unless otherwise noted.

Reclassification Of Area Shown On Map No. 11-H.

(Application No. 23113T1)

(Common Address: 2128 W. Eastwood Ave.)

[O2026-0026211]

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 11-H in the area bounded by:

the public alley next north of and parallel to West Eastwood Avenue; a line 112.32 feet east of and parallel to North Hamilton Avenue; West Eastwood Avenue; and a line 74.88 feet east of and parallel to North Hamilton Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan/Setbacks; Zoning Map; Existing Residence for Demolition;
General Notes and Legends; TSL Site Plan; Wall Section Details;
Proposed Basement, First and Second Floor Plans; Proposed
Rooftop/Access Plan; Front Building Section; and North,
South, East and West Building Elevations attached
to this ordinance printed on pages 47788
through 47796 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 – 2128 West Eastwood Avenue, Chicago, IL

Proposed Zoning: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Lot Area: 3,615 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with a new two-story residential building containing two (2) dwelling units. The proposed building will measure 35 ft. in height. The subject property is a Transit Served Location and will not provide off-street parking. The new building will be supported by four (4) bicycle parking spaces at the rear. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking ratio for a Transit Served Location from 50% (1 parking space) to zero and is seeking all zoning relief, as necessary and as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio: 3,313 square feet (0.92 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,807.5 square feet per D.U.
(2 residential units)

(C) The amount of off-street parking: zero parking spaces

*The subject property is a designated Transit Served Location (Damen CTA Brown line station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required number of off-street parking spaces from one (1) parking spaces (50%) to zero parking spaces.

(D) Setbacks:

- | | | |
|----|----------------|------------|
| a. | Front Setback: | 11.58 feet |
| b. | Side Setbacks: | |
| | East Side: | 4.49 feet |
| | West Side: | 3 feet |
| c. | Rear Setback: | 34.97 feet |

(E) Building Height: 35 feet

PROJECT TITLE & DESCRIPTION

PROJECT TITLE & DESCRIPTION

MANUAL, PROGRAMS, & APPENDICES

PROJECTS, CASES & STUDIES

CONCEPTS

DESIGN & MODEL

ANALYSIS

CONSTRUCTION

MAINTENANCE & REPAIRS

OPERATION

GENERAL NOTES

LEGENDS

GENERAL NOTES

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LEGENDS

PROJECT TITLE & DESCRIPTION

MANUAL, PROGRAMS, & APPENDICES

PROJECTS, CASES & STUDIES

CONCEPTS

DESIGN & MODEL

ANALYSIS

CONSTRUCTION

MAINTENANCE & REPAIRS

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GENERAL NOTES

LEGENDS

GENERAL NOTES

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GENERAL NOTES

LEGENDS

1 TSL SITE MAP
1-100

PROJECT INFORMATION

Project Name: Damen Brown Line Station
Project Number: 100-000000
Date: 10/1/00
Drawn by: J. Smith
Checked by: J. Smith
Title: TSL SITE MAP

STREET LIST

W. Belmont Ave.
W. Madison Ave.
W. Jackson Ave.
W. Harrison Ave.
W. Adams Ave.
W. Franklin Ave.
W. Madison Ave.
W. Jackson Ave.
W. Harrison Ave.
W. Adams Ave.

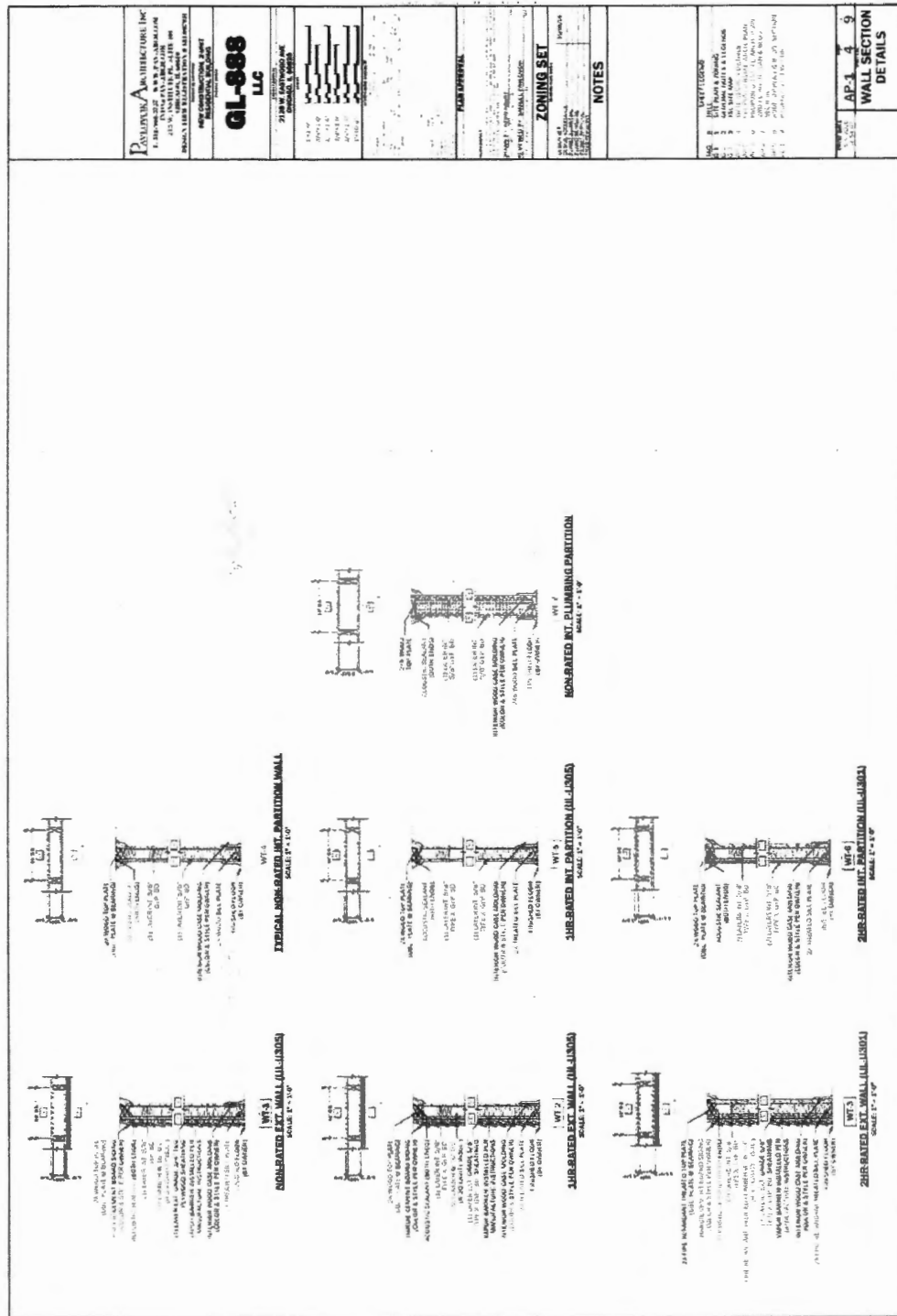
LOT LIST

Lot 1: 100-000000
Lot 2: 100-000000
Lot 3: 100-000000
Lot 4: 100-000000
Lot 5: 100-000000
Lot 6: 100-000000
Lot 7: 100-000000
Lot 8: 100-000000
Lot 9: 100-000000
Lot 10: 100-000000

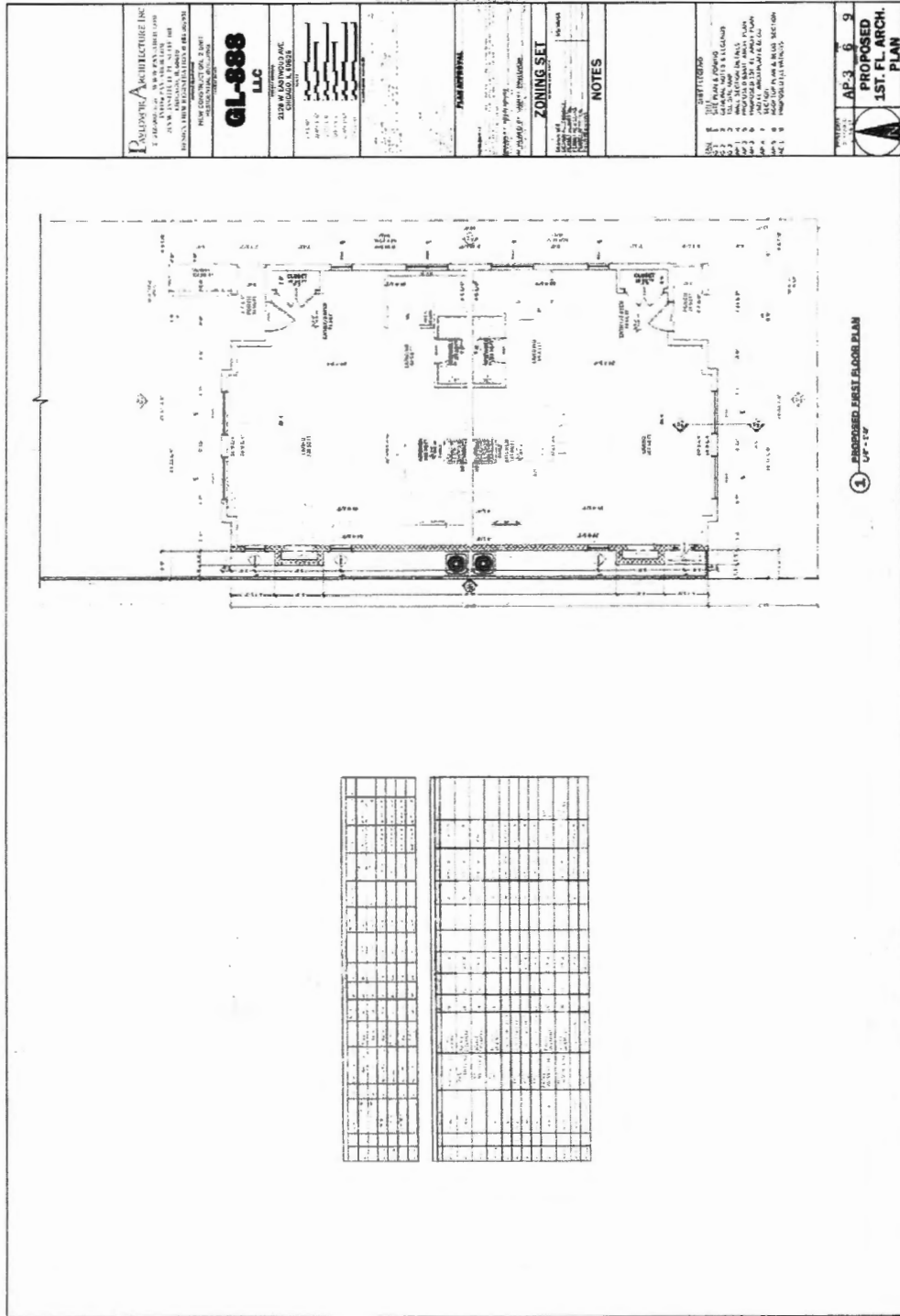
STATION INFORMATION

Station Name: Damen Brown Line Station
Station Number: 100-000000
Station Type: Elevated Rail Station
Station Location: Intersection of Damen Ave. and W. Madison Ave.

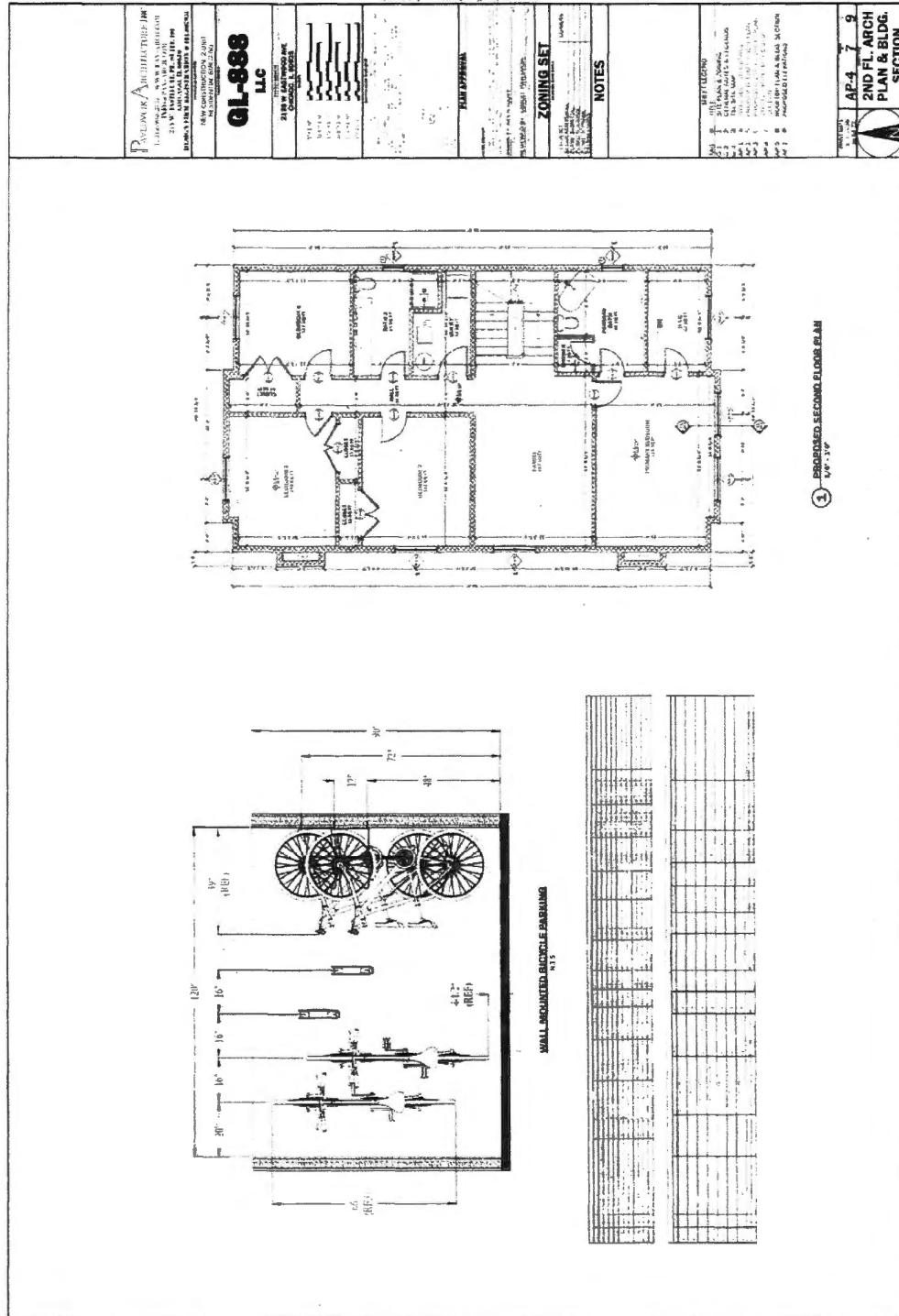
Final for Publication



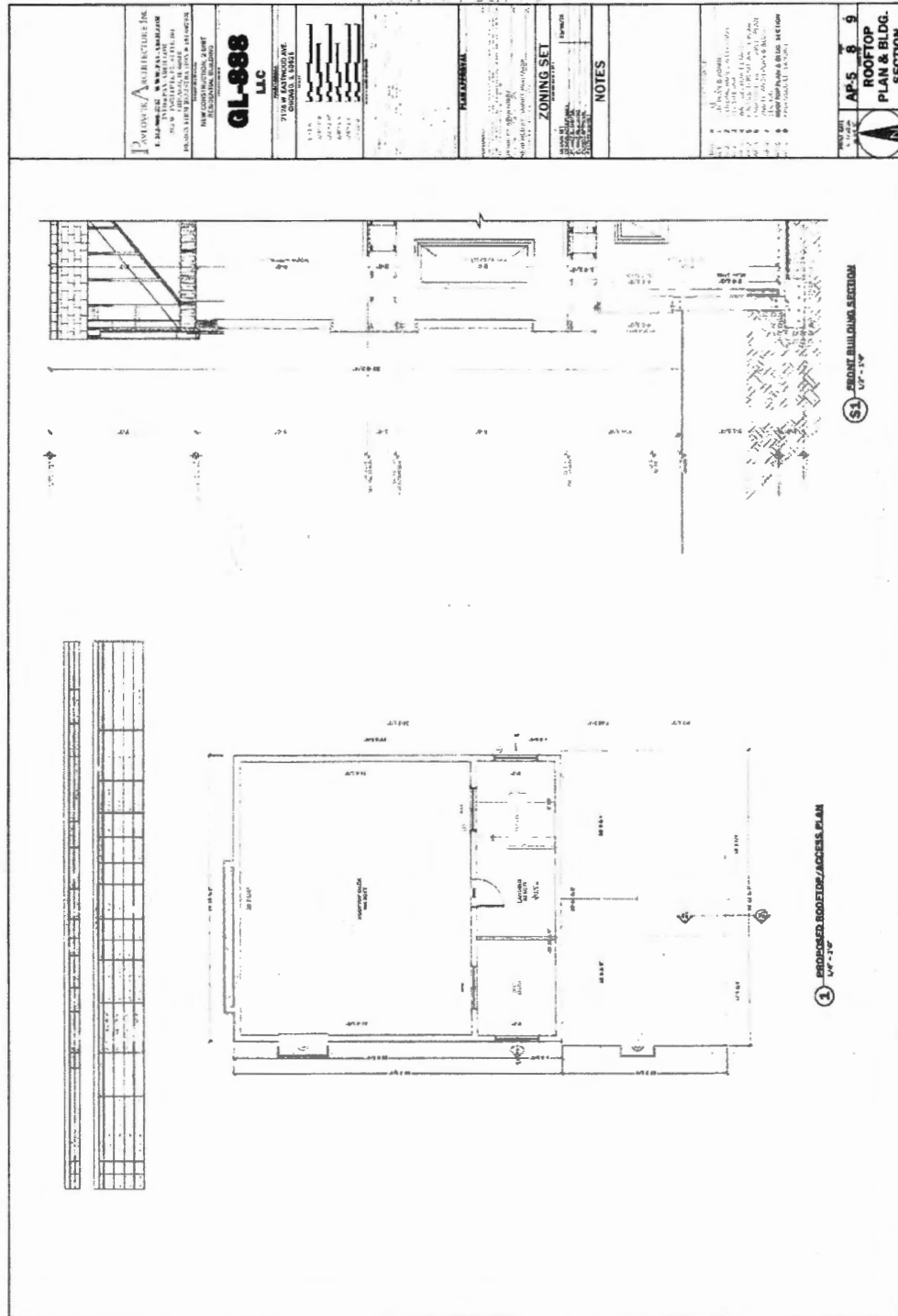
Final for Publication



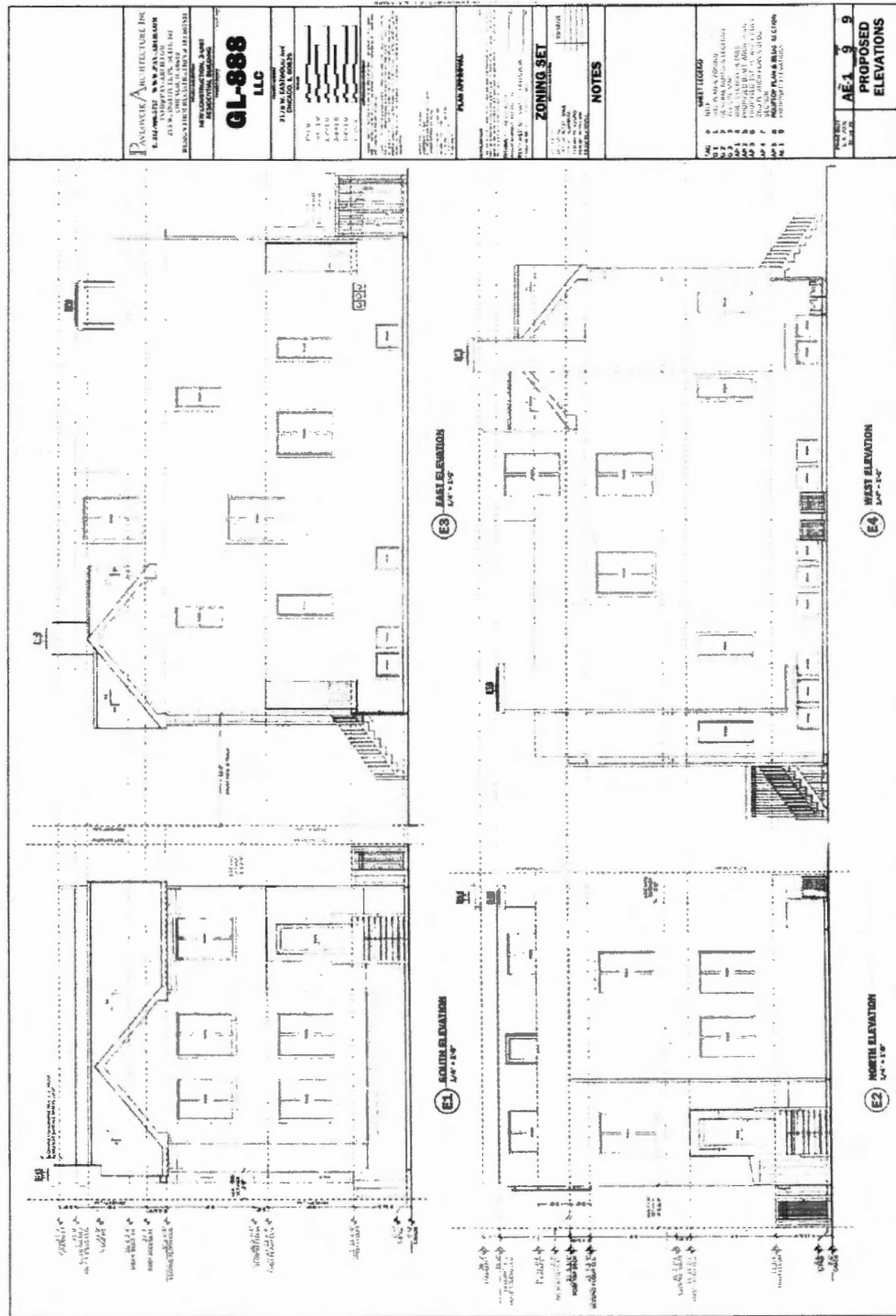
Final for Publication



Final for Publication



Final for Publication



Reclassification Of Area Shown On Map No. 11-K.

(Application 23094T1)

(Common Address: 4345 -- 4347 N. Cicero Ave.)

[O2026-0026094]

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 11-K in the area bounded by:

a line 96.58 feet south of and parallel to West Montrose Avenue; the alley next east of and parallel to North Cicero Avenue; a line 159.92 feet south of and parallel to West Montrose Avenue; and North Cicero Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Architectural Site Plan; Proposed Street View; First, Second and Third Floor Plans; Roof Plan; and North, South and East Building Elevations attached to this ordinance printed on pages 47799 through 47801 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 4345–4347 N. Cicero Avenue, Chicago, Illinois 60641**

The Applicant seeks a zoning change from B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District to allow the construction of a new 3-story residential building containing six (6) dwelling units. This application is submitted as a Type 1 Zoning Map Amendment pursuant to Section 17-13-0300 of the Chicago Zoning Ordinance.

The Applicant, Tempo Realty Investments LLC, is seeking approval of a Type 1 Map Amendment from B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District for the property commonly known as 4345–4347 North Cicero Avenue, Chicago, Illinois 60641.

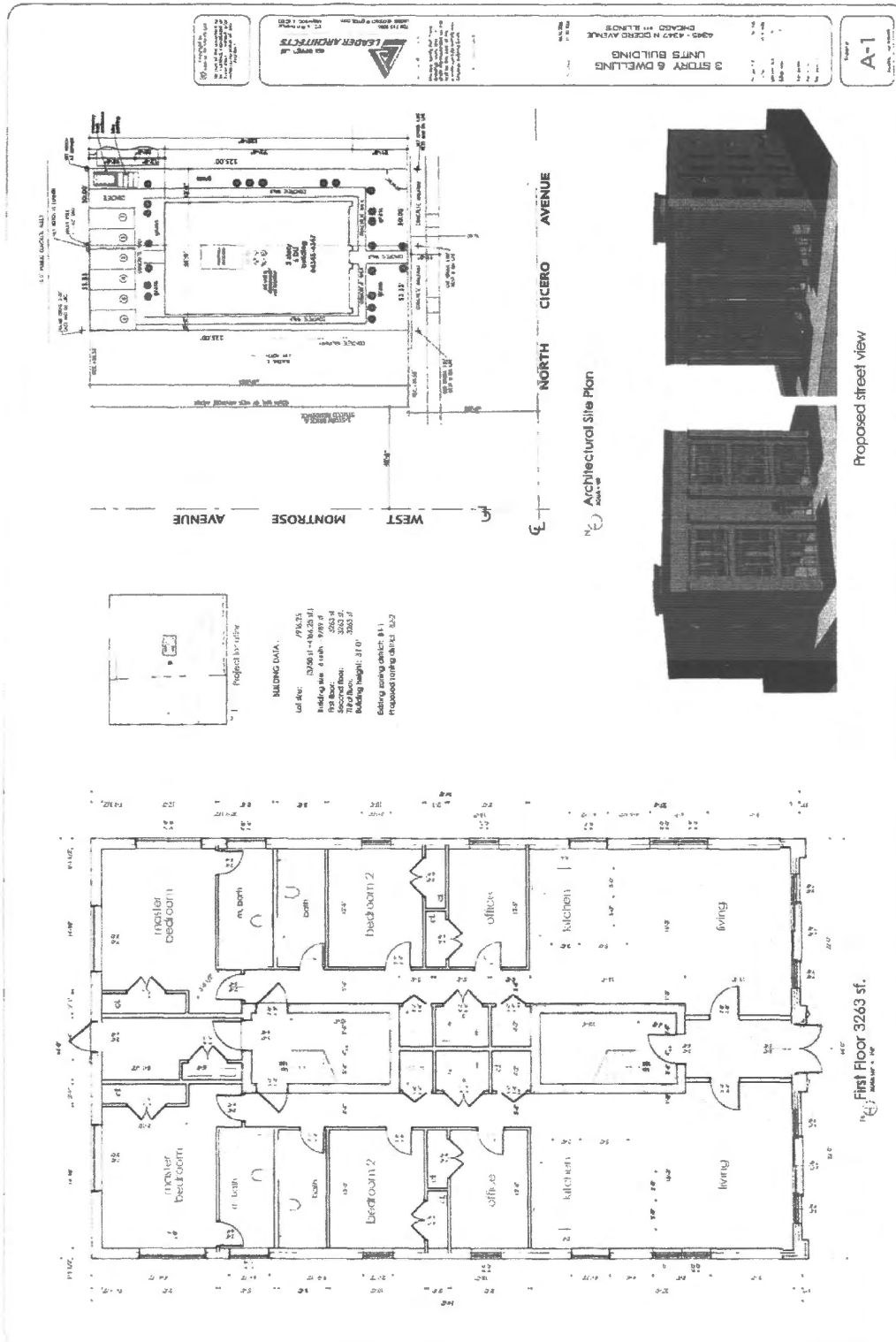
The subject property is a zoning lot with an approximate area of **7916.25** square feet, based on the combined parcels measuring approximately **63.33** feet by **125.00** feet. The property is currently improved with two existing residential buildings.

The Applicant proposes to redevelop the subject property with a new 3-story residential building containing six (6) dwelling units. No commercial space is proposed.

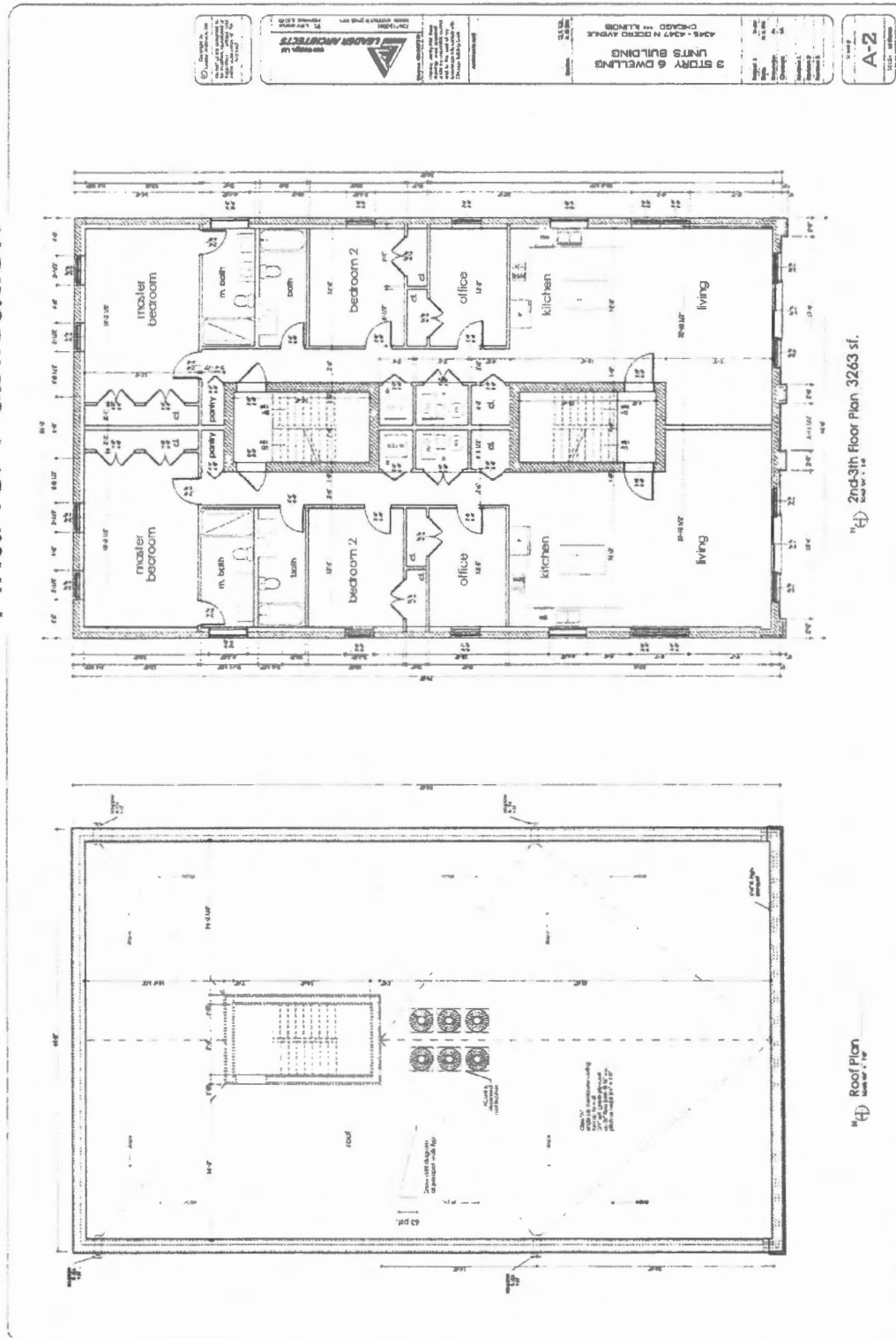
The proposed development is intended to be compatible with the scale and character of the surrounding residential and mixed-use properties along the Cicero Avenue corridor.

- **ZONING (Proposed):** B2-2
- **LOT AREA:** **7916.25 sf.**
- **FLOOR AREA RATIO:** **x 2.2 (17415 sf. max.)**
- **BUILDING AREA (Total):** **9789 sf. proposed**
- **OFF-STREET PARKING:** **six parking stalls**
- **FRONT SETBACK:** **21'-8"**
- **REAR SETBACK:** **30'-0"**
- **SIDE SETBACKS:** **6'-0" N 13'-4" S**
- **BUILDING HEIGHT:** **31'-0"**

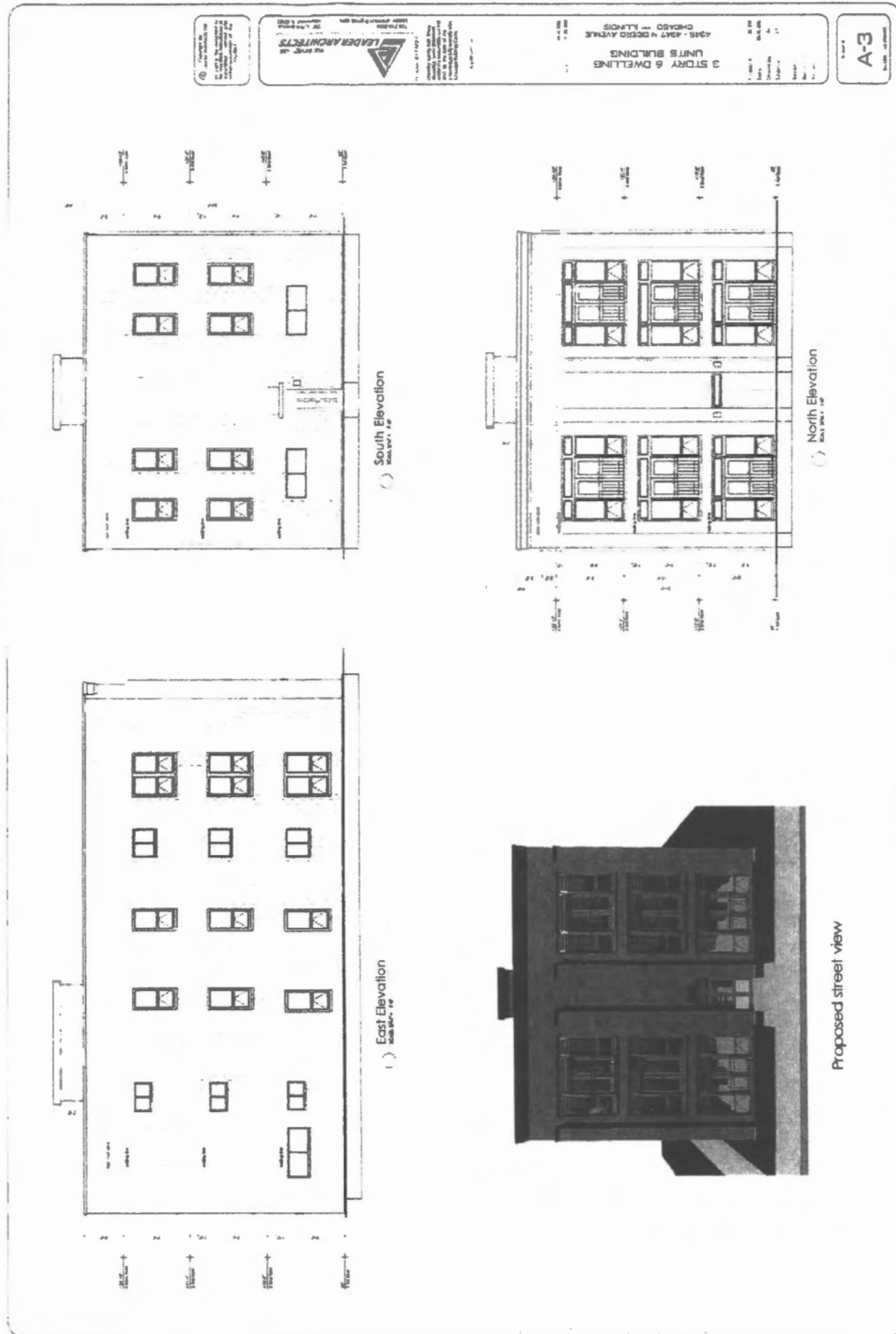
Final for Publication



Final for Publication



Final for Publication



Reclassification Of Area Shown On Map No. 12-I.

(Application No. A-9126)

(Common Address: 3003 -- 3139 W. 51st St.)

[O2026-0025469]

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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 12-I in the area bounded by:

a line 50 feet east of and parallel to the alley next east of and parallel to South Kedzie Avenue; West 51st Street; South Sacramento Avenue; and the alley next south of and parallel to West 51st Street,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map Nos. 14-D And 16-D.

(As Amended)

(Application No. 22961)

(Common Address: 6320 S. Dorchester Ave.)

[SO2026-0022150]

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 Institutional Planned Development 456 symbols and indications as shown on Map No. 14-D and 16-D in the area bounded by:

a line 150 feet north of the alley next north of and parallel to East 63rd Street; South Kenwood Avenue; a line 308 feet north of and parallel to East 63rd Street; a line 182.88 feet east of and parallel to South Kenwood Avenue; a line 238 feet north of and parallel to East 63rd Street; South Dorchester Avenue; the alley next north of and parallel to East 63rd Street; the westerly right-of-way line of the Illinois Central Railroad; East 64th Street; the alley next east of and parallel to South Kenwood Avenue; a line 66.66 feet south of and parallel to East 64th Street; South Kenwood Avenue; a line 200 feet south of and parallel to East 64th Street; the alley next west of and parallel to South Kenwood Avenue; East 64th Street; South Kimbark Avenue; a line 200 feet south of the alley next south of and parallel to East 63rd Street; the alley next west of and parallel to South Kenwood Avenue; the alley next south of and parallel to East 63rd Street; a line 134 feet west of South Kenwood Avenue; a line 108.76 feet south of East 63rd Street; a line 90.75 feet west of and parallel to South Kenwood Avenue;

East 63rd Street; South Kenwood Avenue; the alley next north of and parallel to East 63rd Street; and a line 165 feet west of South Kenwood Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Institutional B3-3, Community Shopping District symbols and indications as shown on Map No. 14-D and 16-D in the area bounded by.

a line 150 feet north of the alley next north of and parallel to East 63rd Street; South Kenwood Avenue; a line 308 feet north of and parallel to East 63rd Street; a line 182.88 feet east of and parallel to South Kenwood Avenue; a line 238 feet north of and parallel to East 63rd Street; South Dorchester Avenue; the alley next north of and parallel to East 63rd Street; the westerly right-of-way line of the Illinois Central Railroad; East 64th Street; the alley next east of and parallel to South Kenwood Avenue; a line 66.66 feet south of and parallel to East 64th Street; South Kenwood Avenue; a line 200 feet south of and parallel to East 64th Street; the alley next west of and parallel to South Kenwood Avenue; East 64th Street; South Kimbark Avenue; a line 200 feet south of the alley next south of and parallel to East 63rd Street; the alley next west of and parallel to South Kenwood Avenue; the alley next south of and parallel to East 63rd Street; a line 134 feet west of South Kenwood Avenue; a line 108.76 feet south of East 63rd Street; a line 90.75 feet west of and parallel to South Kenwood Avenue; East 63rd Street; South Kenwood Avenue; the alley next north of and parallel to East 63rd Street; and a line 165 feet west of South Kenwood Avenue,

to those of an Institutional Planned Development Number 456, 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 attached and made a part thereto 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:

Business-Residential Planned Development No. 456, As Amended.

Planned Development Statements.

1. The area delineated herein as Business-Residential Planned Development Number 456, as amended (the "Planned Development" or "P.D.") consists of approximately 550,435.00 square feet of net site area (after right-of-way adjustments contemplated herein) together with certain portions of adjacent rights-of-way, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Woodlawn Central, LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees. Proposed right-of-way adjustments are shown in the attached "Right-of-Way Adjustment Map," including the proposed dedication of approximately 3,725 square feet of new right-of-way and, the vacation of approximately 9,163 square feet of existing right-of-way, the vacation of approximately 2,684 square feet of existing right-of-way. No compensation shall be required for the vacation of existing right-of-way within the Planned Development.

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 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 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 15, 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. The Applicant or its successors and assigns, agrees to fund the design and installation of the traffic improvements identified by the study at its sole cost.

Pursuant to a negotiated and executed Perimeter Restoration Agreement by and between CDOT'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 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 DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT'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 CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

The Applicant further agrees to include a new Divvy station in P.D. 456 and agrees that both the relocation of the current Divvy station and the proposed new Divvy station must be coordinated with CDOT. Additionally, Applicant agrees to install a new Accessible Pedestrian Signal ("APS") at the 63rd Street and Dorchester Avenue signalized intersection as part of CDOT's approval. The above improvements will be completed prior to the issuance of the final Certificate of Occupancy for Subarea C.

The Applicant shall coordinate with CDOT regarding installing bicycle lane enhancements for future Subareas, particularly in Subarea A.

4. This Planned Development consists of 18 Statements; a Bulk Regulations Table and the following Exhibits:

- Exhibit 1 Surrounding Land Use Map
- Exhibit 2 Existing Zoning Map
- Exhibit 3 Planned Development Boundary Map
- Exhibit 4 Right-of-Way Adjustments

- Exhibit 5 Planned Development Subarea Map
- Exhibit 6 Conceptual Circulation
- Exhibit 7-1 Phase I Site Plan
- Exhibit 7-2 Phase I Right-of-Way and Landscape
- Exhibit 8 Phase 1 Open Space Diagram
- Exhibit 9-1 Phase 1 Parking and Access
- Exhibit 9-2 Phase 1 Ground Level Plan
- Exhibit 9-3 Phase I Parking Plan
- Exhibit 9-4 Phase I Typical Plan
- Exhibit 9-5 Phase I Roof Plan
- Exhibit 10-1 Phase I Elevations
- Exhibit 10-2 Phase I Elevations
- Exhibit 11 Phase I Plant Schedule and Notes
- Exhibit 12-1 Phase I Planting Details
- Exhibit 12-2 Phase I Planting Details
- Exhibit 12-3 Phase I Planting Details
- Exhibit 12-4 Phase I Planting Details
- Exhibit 12-5 Phase I Planting Details
- Exhibit 12-6 Phase I Planting Details
- Exhibit 16-7 Phase I Planting Details

prepared by Gensler and dated June 16, 2026, submitted herein (collectively, the "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a

Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development:

Subarea A: Dwelling units located above the ground floor; Artist Work or Sales Space located on the ground floor; Restaurant, Limited; Cultural Exhibits and Libraries; Day Care (subject to site plan review and approval for proper analysis of pick-up and drop off queuing can be studied); Restaurant, General; Outdoor Patio (if located on rooftop); Outdoor Patio (if located at grade level); Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Postal Service; Medical Service; Office Space (except as more specifically regulated); Utilities and Services, Minor; Animal Services, Sales & Grooming; Animal Services, Veterinary (excluding sheltering, kenneling, boarding or stabling); Automated Teller Machine Facility; Parking, Non-Accessory; Personal Service (except as more specifically regulated); Hair Salon, Nail Salon, or Barber Shop; Repair or Laundry Service, Consumer (except as more specifically regulated); Dry cleaning drop-off or pick-up (no on-premise plant); Retail Sales, General; and Children's Play Center; and Accessory Parking and Accessory Uses.

Subarea B: Indoor Special Event including incidental liquor sales; Small Venues (1 -- 149 occupancy); Medium Venues (150 -- 999 occupancy); Indoor Event Venues; Office Space (except as more specifically regulated); Parking, Non-Accessory; and Accessory Parking and Accessory Uses.

Subarea C: Dwelling units located above the ground floor; Artist Work or Sales Space; Restaurant, Limited; Restaurant, General; Outdoor Patio (if located at grade level); Outdoor Patio (if located on rooftop); Indoor Special Event including incidental liquor sales; Food and Beverage Retail Sales (except as more specifically regulated); Liquor Sales (as accessory use); Hotel/Motel; Office Space (except as more specifically regulated); Parking, Non-Accessory; Personal Service (except as more specifically regulated); Hair Salon, Nail Salon, or Barber Shop; Repair or Laundry Service, Consumer (except as more specifically regulated); Dry cleaning drop-off or pick-up (no on-premise plant); Coin-operated laundromat; Retail Sales, General; and Accessory Parking and Accessory Uses.

Subarea D: Urban Farm, Indoor Operation; Urban Farm, Rooftop Operation; Parking, Non-Accessory; and Accessory Parking and Accessory Uses.

Subareas E and F: Dwelling Units located below the second floor, Multi-Unit (3+ units) Residential; Parking, Non-Accessory; and Accessory Parking and Accessory Uses.

Subareas G and H: Dwelling units located above the ground floor; Artist Work or Sales Space located on the ground floor; Restaurant, Limited; Restaurant, General;

Day Care (subject to site plan review and approval for proper analysis of pick-up and drop off queuing can be studied); Medical Service; Office Space (except as more specifically regulated); Parking, Non-Accessory; Personal Service (except as more specifically regulated); Hair Salon, Nail Salon, or Barber Shop; Repair or Laundry Service, Consumer (except as more specifically regulated); Dry cleaning drop-off or pick-up (no on-premise plant); Retail Sales, General; and Children's Play Center; and Accessory Parking and Accessory Uses.

Subarea I: Dwelling Units located above the ground floor; Elderly Housing; Assisted Living (Elderly Custodial Care); Medical Service; Parking, Non-Accessory; and Accessory Parking and Accessory Uses.

Subarea J: Religious Assembly; Parking, Non-Accessory; and Accessory Parking and Accessory Uses; and Related Facilities.

In addition, accessory parking and accessory uses shall be allowed. If, in the future, the Applicant proposes a use in a subarea that is already permitted within another subarea located in this P.D., the Applicant shall be allowed to modify the proposed use administratively, pursuant to Statement 12.

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 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 550,435.00 square feet and a maximum permitted FAR of 3.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, 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 Plan and Open Space Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review 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 applicable provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance including, without limitations, modifications to the exhibits, may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The Applicant agrees to be in compliance with the City of Chicago Sustainable Development Policy set forth by DPD in effect at the time of the Part II review process is initiated for each improvement (Phase, sub-area or sub-parcel) that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) for any buildings (other than buildings to be constructed within Subarea C), the Applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) or portion of specific Subarea(s) for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the Boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

No Part II approval for which a Site Plan is required hereunder shall be granted until the Site Plan Submittal has been approved by the Commissioner of the Department of Planning and Development and reviewed by the Chicago Plan Commission at a public hearing. The hearing conducted by the Plan Commission shall be for review purposes only and no approval or recommendation shall be required in order for the Commissioner to issue an approval of the Site Plan Submittal. Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner shall issue such site plan decision after the Plan Commission conducts its review hearing.

Following approval by DPD, the approved Site Plan Approval, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan or Sub-parcel Site Plan Approval Submittals shall, at a minimum, provide the following information:

- a. the boundaries of the property and a site plan identifying the proximity to public transit;
- b. the footprint of the improvements;
- c. location and dimensions of all parking spaces and loading berths;
- d. preliminary landscaping plan prepared by a landscape architect;
- e. all pedestrian circulation routes;
- f. the location of any adjacent public improvements;
- *h. preliminary building sections and elevations of the improvements with a preliminary building materials list; and
- i. statistical information applicable to the property limited to the following:
 - (1) floor area and floor area ratio;
 - (2) uses to be established;

* Editor's Note: Lettering sequence error; "g." omitted in original document.

- (3) building heights;
 - (4) all setbacks, required and provided;
 - (5) floor area devoted to all uses (e.g. office, retail etc.);
 - (6) number of dwelling units (if applicable);
 - (7) number of parking spaces;
 - (8) number of loading spaces/berths;
 - (9) A School Impact Study will be required with any future site plan submittal involving residential development; and
 - (10) an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Stormwater Management.
16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development ("P.D.") Number 456 to B3-3 Community Shopping District, and then to this Planned Development Number 456, as amended, is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a community preservation area within the meaning of the ARO and permits the construction of 22 dwelling units in Subarea C. The Applicant intends to construct a 104-unit rental development.

Developers of rental projects in community preservation area must provide 20% of the units in the project as affordable housing at a weighted average of 60% of the AMI, as described in subsection (F)(2) of the ARO. 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. 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 21 affordable

units (20% of 104) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 21 affordable units in the rental building in the P.D., as set forth in the Affordable Housing Profile (AHP) attached hereto.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D., and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

17. 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% 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

*Editor's note: Numbering sequence error; (i) missing in original document.

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 MIWBE 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 DPD 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. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the first phase of development on the Property has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall lapse, and the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the site as to the prior Institutional Planned Development Number 456.

[Levels 5, 6, 7, 8, 9, 10, 11 and 12 Floor Plans; Surrounding Land-Use Map; Existing Zoning Map; Boundary Map; Right-of-Way Adjustments; Subarea Map; Conceptual Circulation; Phase 1 -- Site Plan; Row and Landscape; Open Space Diagram; Parking and Access; Ground Level Plan; Parking Plan; Typical Plan; Roof Plan; North, South, East and West Building Elevations; Plant Schedule and Notes; and Planting Details referred to in these Plan of Development Statements printed on pages 47821 through 47852 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

FINAL FOR PUBLICATION

BUSINESS-RESIDENTIAL PLANNED DEVELOPMENT NO. 456, AS AMENDED

BULK REGULATIONS AND DATA TABLE

Sub-Parcel	Gross Site Area (sf)	Area of Public Right-of-Way (sf)	Net Site Area (sf)	Existing ROW to be Vacated (7) (sf)	ROW to be Dedicated (sf)	Gross Site Area Reduction (sf)	Net Site Area Reduction (sf)	Maximum Floor Area Ratio ¹	Existing built floor area (sf)	Maximum Permitted Total Floor Area (sf)	Maximum Dwelling Units	Maximum Hotel Keys	Maximum Height
A	140,868.98	30,862.98	110,006.00	9,163.00	3,725.51			5.25		575,377	400		240'
B	38,589.71	15,544.71	23,045.00					1.08		24,889	0		100'
C	102,441.22	37,896.22	64,545.00					5.84		376,943	104 ⁴	160	160'
D	25,724.37	14,718.37	11,006.00			1,488.66		1.85		20,361	0		100'
E	52,252.95	19,232.95	33,020.00					1.85		61,087	120		100'
F	41,604.88	16,825.88	24,779.00					2.35		58,231	90		120'
G	48,367.09	15,313.09	33,054.00					5.00		165,275	120		120'
H	29,077.89	8,726.89	20,351.00	2,684.00				7.55		153,650	74		120'
I	34,330.03	9,371.03	24,959.00			4,428.87	4,212.91	2.35		58,654	91		120'
J	282,272.88	76,603.88	205,669.00					0.76	156,840	156,840	0		80'
Totals	795,530.00	245,096.00	550,435.00	11,847.00	3,725.51	5,917.53	4,212.91	3.00		1,651,305	999		

¹ Area of land within public rights of way, after all right of way adjustments contemplated in this PD have occurred.² Area of land exclusive of area within public rights-of-way, after all right of way adjustments contemplated in this PD have occurred.³ Maximum FAR to be calculated based on net site area that results after all right of way adjustments contemplated in this PD have occurred.⁴ Built floor area existing as of the effective date of this amendment to PD 456⁵ The Maximum Floor Area Ratio for each Sub-Parcel will govern the Maximum Permitted Floor Area for that Sub-Parcel. The Maximum Floor Area Ratios shown in the Sub-Totals and PD Totals lines are approximate and provided only for illustration and overall context, and shall not govern the Maximum Permitted Floor Area within individual Sub-Parcels.⁶ Includes the vacated alley between Parcel G and H.⁷ Includes the vacated alley within Parcel A.⁸ The proposed dwelling units to be developed in Subarea C are 104 dwelling units. In the event that the Applicant desires to convert hotel keys to residential units as part of the Subarea C development, the Applicant shall be entitled to seek relief via a minor change request as set forth in 17-13-0611, so long as the newly converted dwelling unit count does not exceed the maximum dwelling units permitted in Subarea C as set forth in the use and density standards of Section 17-3-0402 and Section 17-8-0901 of the Chicago Zoning Ordinance.

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue
Introduced: January 21, 2026
Plan Commission: June 25, 2026

FINAL FOR PUBLICATION

Additional Notes:

Parking

1. Non-residential: None for the first 10,000 square feet and 2 spaces per one thousand (1,000) square feet.
2. Residential: 0.25 parking spaces per rental unit for the first 100 units; 0.1 parking spaces per unit for each unit thereafter.
 - Parking will comply with the requirements of Section 17-10-1000 (parking area design)
 - All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served, or (a) if a residential use, within six hundred (600) feet, with such distance measured from the property line; or (b) if non-residential use, within one thousand (1,000) feet, with such distance measured from the property line.
 - This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Chicago Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
3. Subarea C:
 - Accessory Parking (60 total):
 - o 60 Spaces will be provided for Residential Use.
 - Non-Accessory Parking (240 total)

Loading

1. Subarea C:
 - (4) 10 feet by 25 feet
2. All other Subareas: Loading berths shall be provided in substantial conformance with the requirements set forth in Section 17-10-1100 of the Chicago Zoning Ordinance.

Bike Parking

1. Residential: Minimum 1 per 2 Residential Units.
2. Non-Residential: Minimum 1 per 10 auto spaces.
3. Subarea C:
 - Bike Parking (131 total):
 - o 104 Spaces will be provided for Residential Use.
 - o 27 Spaces will be provided for General Use.

Applicant	Woodlawn Central, LLC
Address	6320 S. Dorchester Avenue
Introduced	January 21, 2026
Plan Commission	June 25, 2026

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* No official website at the City of Chicago. Here's how you know

★ EFORMS ADMIN TOOL



ARO Intake Application

Submission ID: 1009327

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://www.cityofchicago.org/development/developmental-act>.

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 <https://www.cityofchicago.org/development/developmental-act>.

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 <https://www.cityofchicago.org/development/developmental-act>, <https://www.cityofchicago.org/development/developmental-act>, and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for <https://www.cityofchicago.org/development/developmental-act>. 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: <https://www.cityofchicago.org/development/developmental-act>. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
WOODLAWN CENTRAL	JBYRON BRAZIER
Applicant Email *	Applicant Phone *
BYRON2@WOODLAWNCENTRAL.C	773 675-3152
Applicant Address *	
6320 S DORCHESTER, CHICAGO, IL 60637	
Attorney Name *	Attorney Email *
GABRIELA C. HERRERA	GHERRERA@NEALANDLERCY.COM

Development Information

Development Address:

From *	To *	Direction *	Street Name *
6301	6341	S	DORCHESTER
Zip Code *	Ward *	ARO Zone *	
606373713	20	ARO Community Pri	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
WOODLAWN CENTRAL	JUSTIN PETERSEN		
Zoning Application Number (if applicable)	Council Introduction Date *		
	1/7/2025		
Is your project currently in, or do you plan to rezone to, a downtown zoning district? *			
ARO Trigger *	Development Type *		
Zoning Entitlement	Rental		

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Total Units *

104

Is your Project in a Transit Served Location? *

Not TSL or FAR doesn't exceed 3.5

Estimated date marketing will begin *

9/1/2026

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

10/1/2026

ARO Requirements

ARO Option

- 4 20% at 60% average AMI
- 15% at 50% average AMI
- 13% at 10% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 15% at 90% AMI

ARO Option *

- 10% SPECIFIC AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 3% AT A WEIGHTED AVERAGE OF 30% AMI

Affordable Units
Required *

21

Minimum On-Site
Units *

5

Maximum Units Paid
For In-Lieu *

10

Proposed On-Site
Units *

22

Proposed Off-Site
Units *

0

Proposed In-Lieu
Units *

0

In-Lieu Amount
Owed *

\$0.00

On-Site Units To
CLHTF or CHA *

0

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in-lieu fee or provide an additional unit to satisfy the fractional obligation. The in-lieu fee for any fractional unit will be calculated as follows: (fractional unit) x [applicable in-lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code

Ward

ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[Download Unit Mix and Square Footage Spreadsheet](#)

Dimensioned Floor Plans with affordable units highlighted

[Download Dimensioned Floor Plans with affordable units highlighted.pdf](#)

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If ARO units are CLHIF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
- If off-site units are rehab, please attach the following documents:
- A. Schematic and design development drawings for on-site units
 - B. Schematic and design development drawings for off-site units
 - C. A Physical Needs Assessment (PNA)
 - D. Surveys
 - E. Outstanding code violations
 - F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Boundary Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

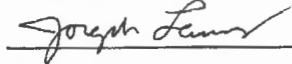
- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

JBYRON BRAZIER

Deputy Commissioner



Summary

Notes

Note

Search with all these results

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Note	User Id	User Name	Date
No data available in table			
Showing 0 to 0 of 0 entries			
◀ < > ▶			

Work Log

Submission Date: 03/04/2026 01:23:12 PM
Amended Date:
Admin Amended Date:
Admin Amended By:
Admin Amended Justification:

[Disclaimer](#) [Web Standards](#)



Contact Info
cityofchicago.gov
(312)-774-2828

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Project Name	Woodlawn Central
Planning Department Number / Application	Suburban C - PD 436
Address	8100 S Dorchester Ave
Is this a New Sale or Rental Project?	Rental
Are you the average unit renter?	
Total Units in Project	104
Total Affordable Units	22

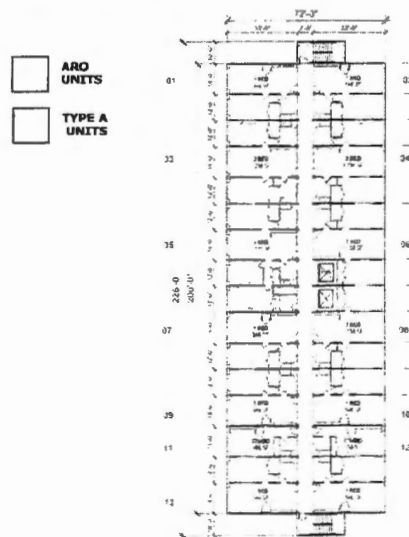
Summary						
Market Rate				ARO		
Unit Type	How many?	% of total	avg square foot/Unit	How many?	% of total	avg square foot/Unit
Studio	6	7%	455	2	2%	485
One-Bed	38	36%	846	10	10%	848
Two-Bed	52	50%	1,204	8	8%	1,172
Three-Bed	6	7%	1,520	2	2%	1,520

ARO unit percentages: Studio 2%, One-Bed 10%, Two-Bed 8%, Three-Bed 2% (Total 22 units)
 *ARO unit percentages: Studio 2%, One-Bed 10%, Two-Bed 8%, Three-Bed 2% (Total 22 units)
 **ARO unit percentages: Studio 2%, One-Bed 10%, Two-Bed 8%, Three-Bed 2% (Total 22 units)

Features and Amenities		
	Market Rate Units	Affordable Units (ARO)
Parking (per unit)	On-Site (2 spaces)	On-Site (1.25/Unit)
Laundry	In-Unit	In-Unit
Appliances		
Refrigerator	New Finish & Manufacturer TBD	New Finish & Manufacturer TBD
Dishwasher	New Finish & Manufacturer TBD	New Finish & Manufacturer TBD
Stove/Oven	New Finish & Manufacturer TBD	New Finish & Manufacturer TBD
Washing Machine	New Finish & Manufacturer TBD	New Finish & Manufacturer TBD
Dryer	New Finish & Manufacturer TBD	New Finish & Manufacturer TBD
Hardwood Floors	Minimum 1/2" Solid per sq ft	Minimum 1/2" Solid per sq ft
Kitchen Countertops	TBD	TBD
Bathrooms	TBD	TBD
HVAC	In-Unit Heat & Air Conditioning	In-Unit Heat & Air Conditioning
Other		

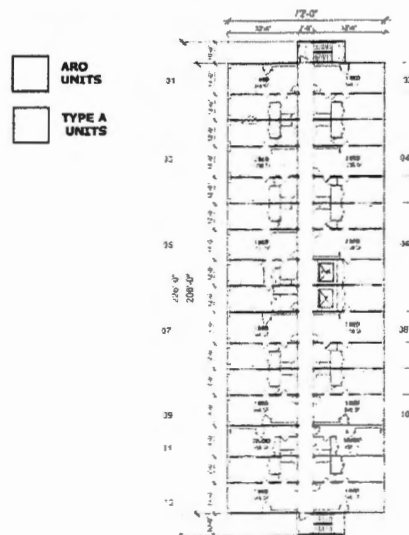
AMI Mix for ARO Units							
Affordable Units	10%	10%	10%	10%	10%	10%	Total
Unit Type	10%	10%	10%	10%	10%	10%	Total
Studio							2
One-Bed							10
Two-Bed							8
Three-Bed							2
Total							22

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**PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS**

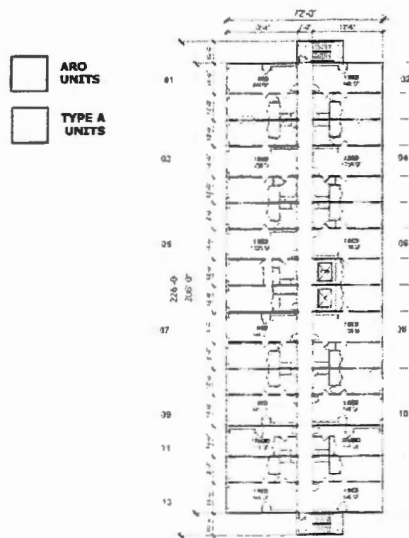
LEVEL 5

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**PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS**

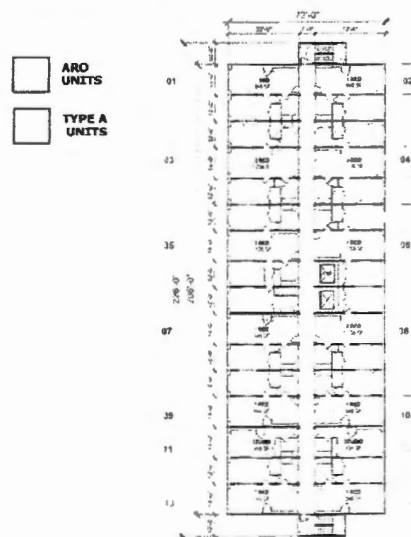
LEVEL 6

FINAL FOR PUBLICATION

**PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS**

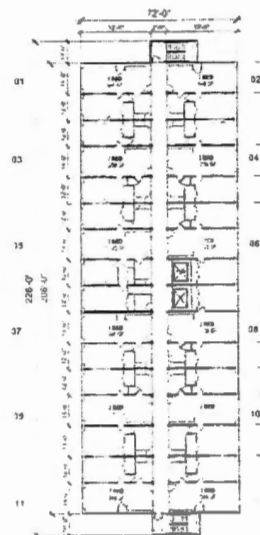
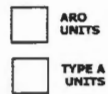
LEVEL 7

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**PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS**

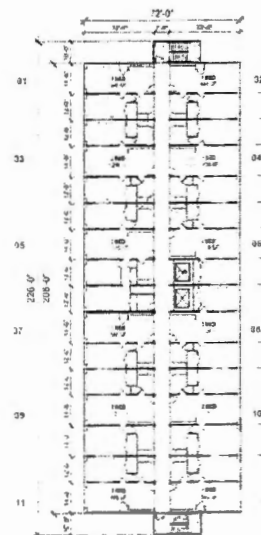
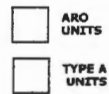
LEVEL 8

FINAL FOR PUBLICATION

**PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS**

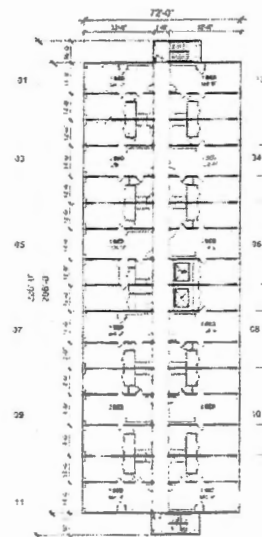
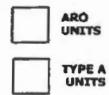
LEVEL 9

FINAL FOR PUBLICATION

**PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS**

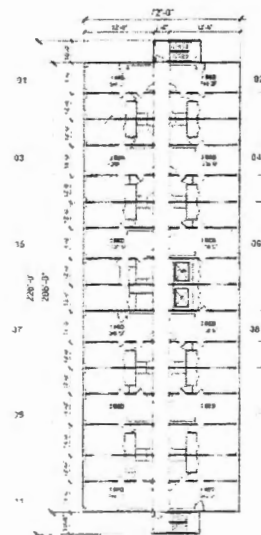
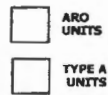
LEVEL 10

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**PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS**

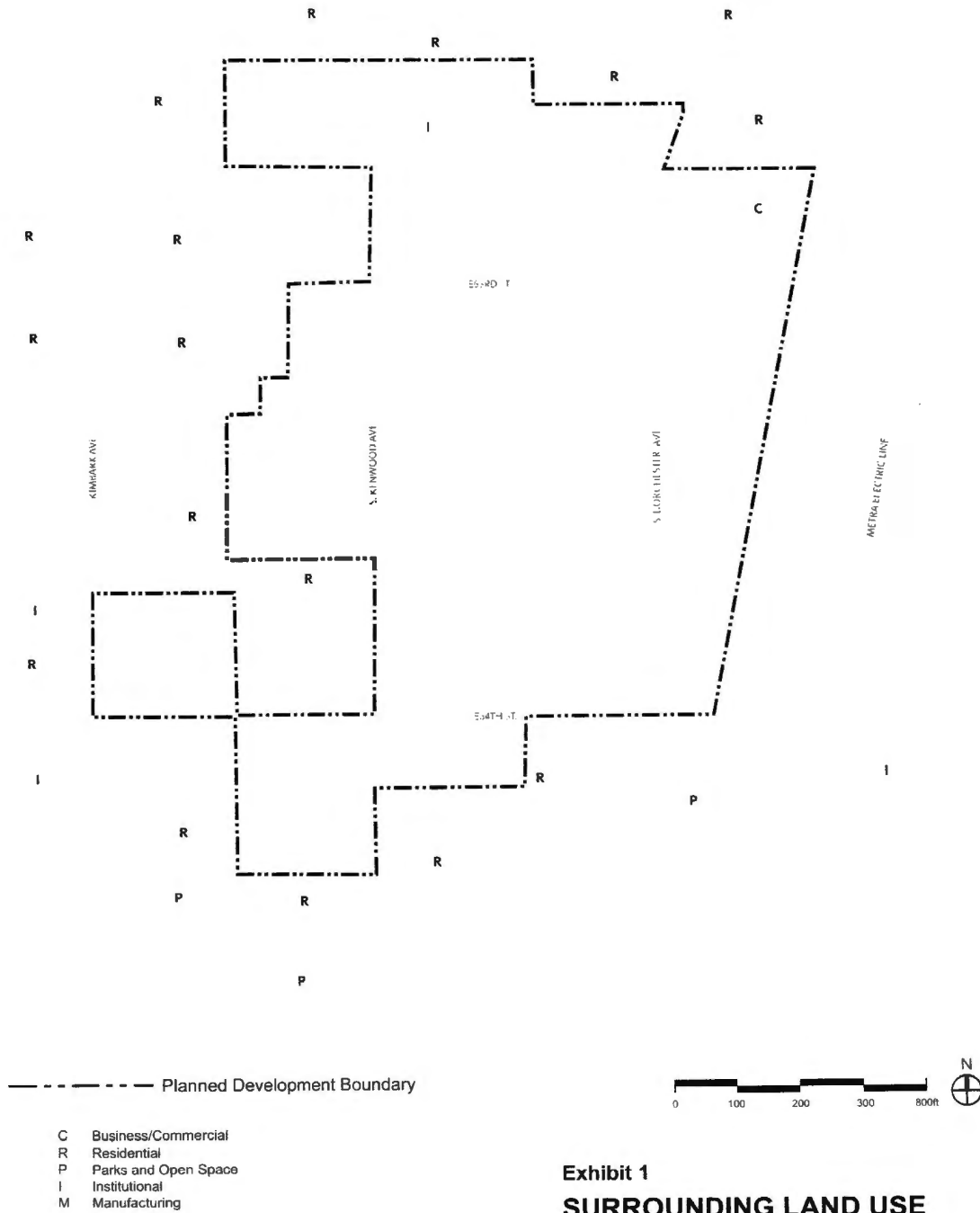
LEVEL 11

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**PD 456 - WOODLAWN CENTRAL
ARO + TYPE A UNITS**

LEVEL 12

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Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

Exhibit 1

SURROUNDING LAND USE MAP

SCALE: 1"=200'

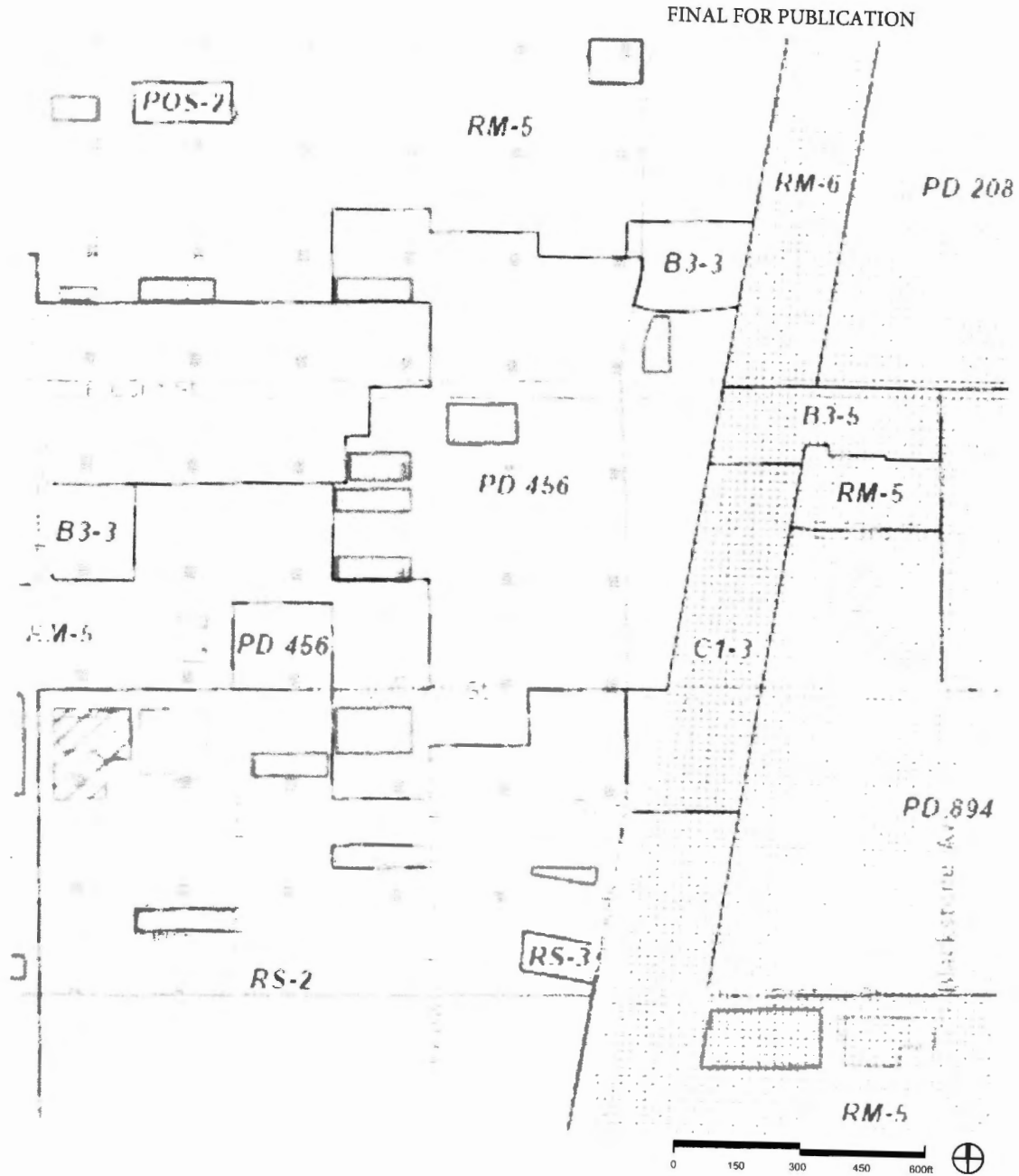
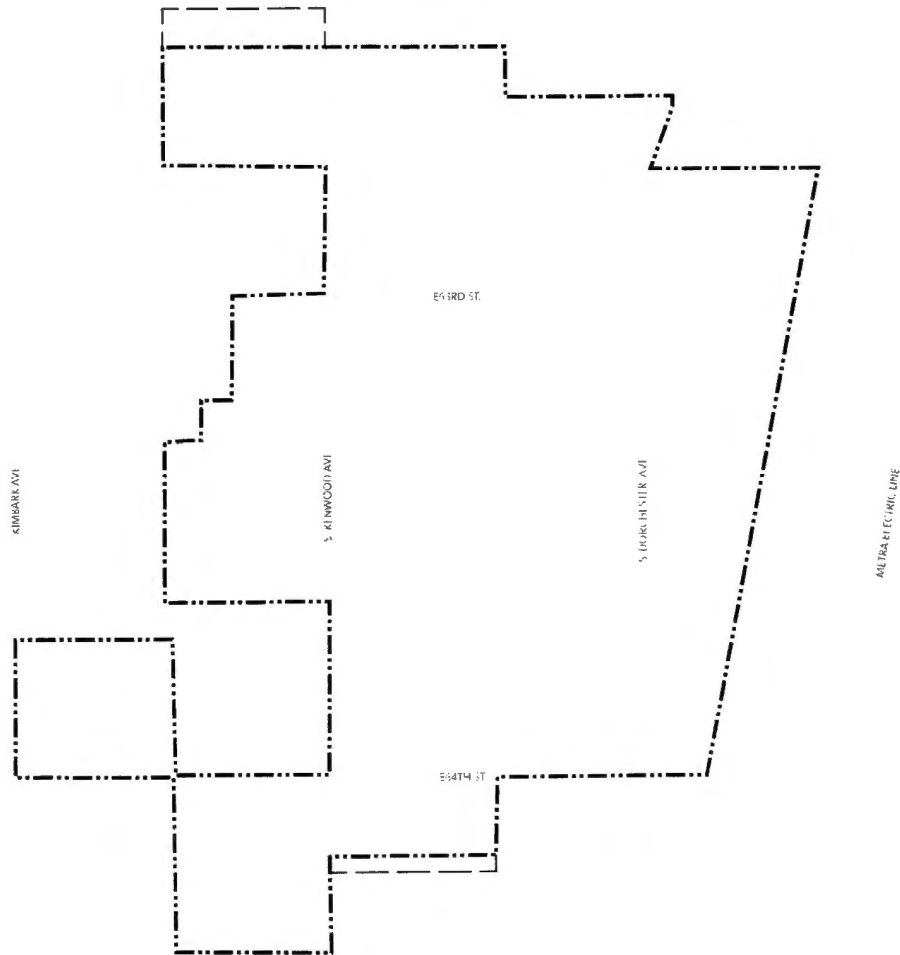


Exhibit 2
EXISTING ZONING MAP

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

SCALE: 1"=300'

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----- Planned Development Boundary
 Gross Site Area: 795,530 SF
 ——— Original PD Boundary

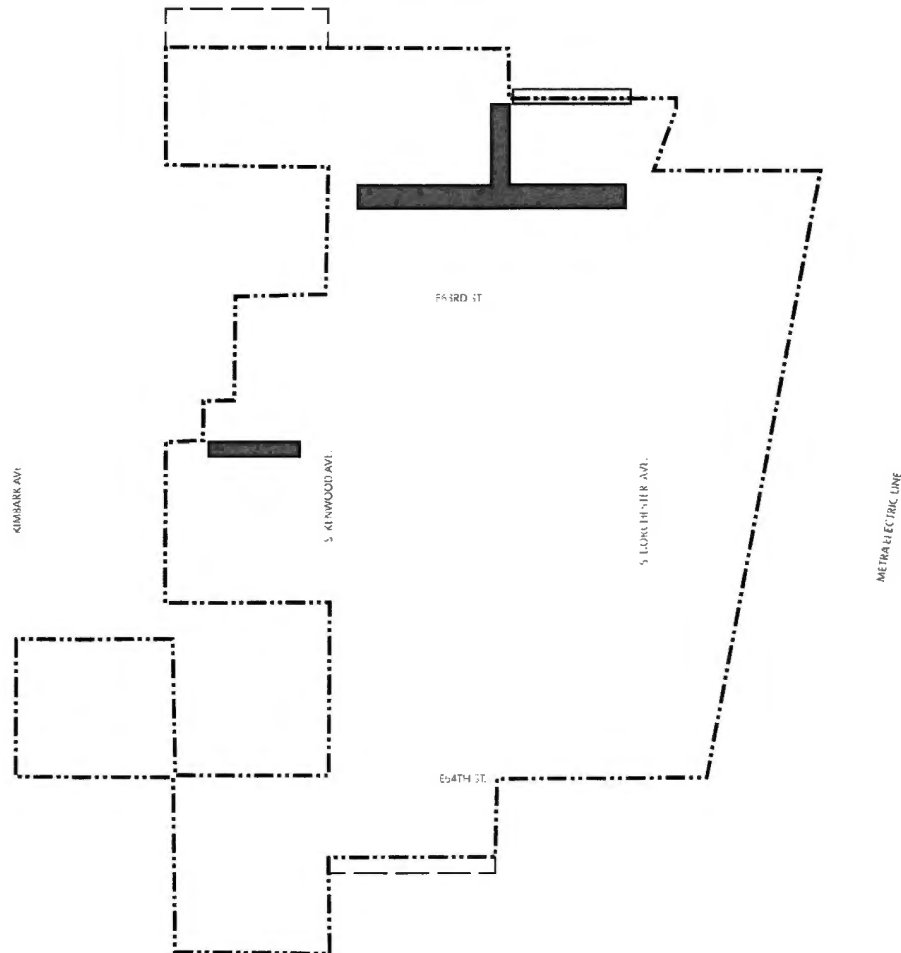


Exhibit 3 PD BOUNDARY MAP

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

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----- Planned Development Boundary
 Gross Site Area: 795,530 SF
 ROW to be Vacated: 11,847 SF
 ROW to be Dedicated: 3,725 SF

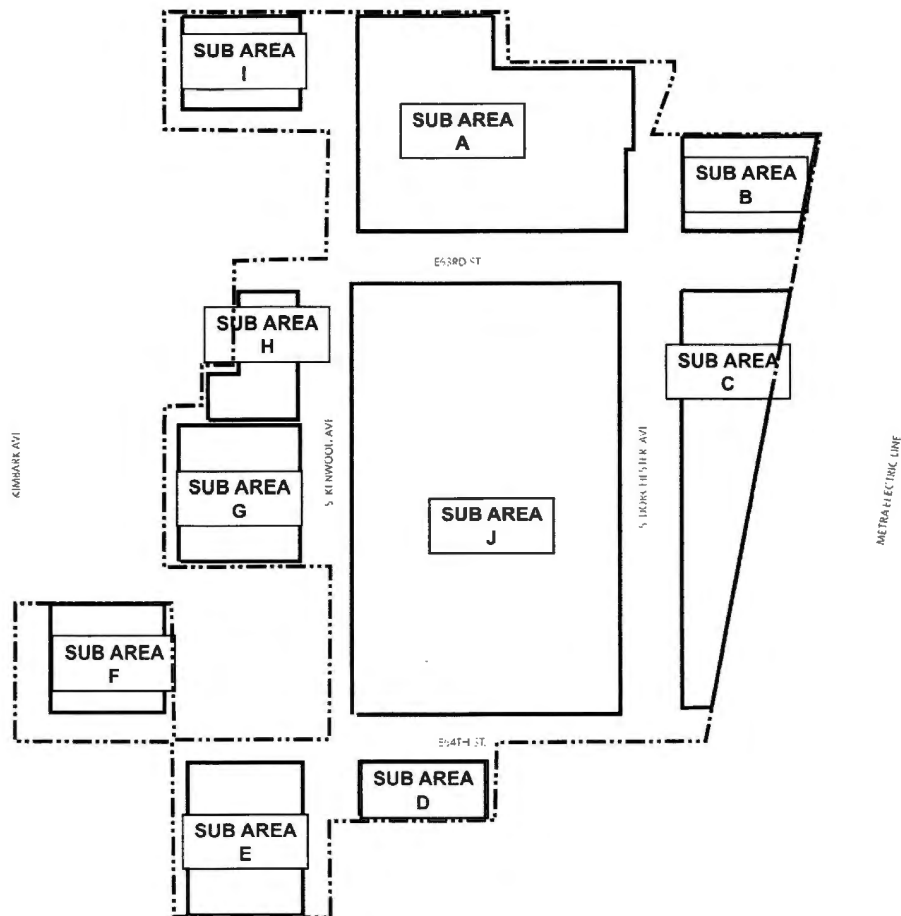


Exhibit 4 RIGHT-OF-WAY ADJUSTMENTS

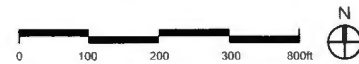
SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

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----- Planned Development Boundary
 _____ Subarea Boundary



Gross Site Area: 795,530 SF
 Area of Public Rights-of-Way: 254,096 SF
 Net Site Area: 550,435 SF

Exhibit 5 PD SUBAREA MAP

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

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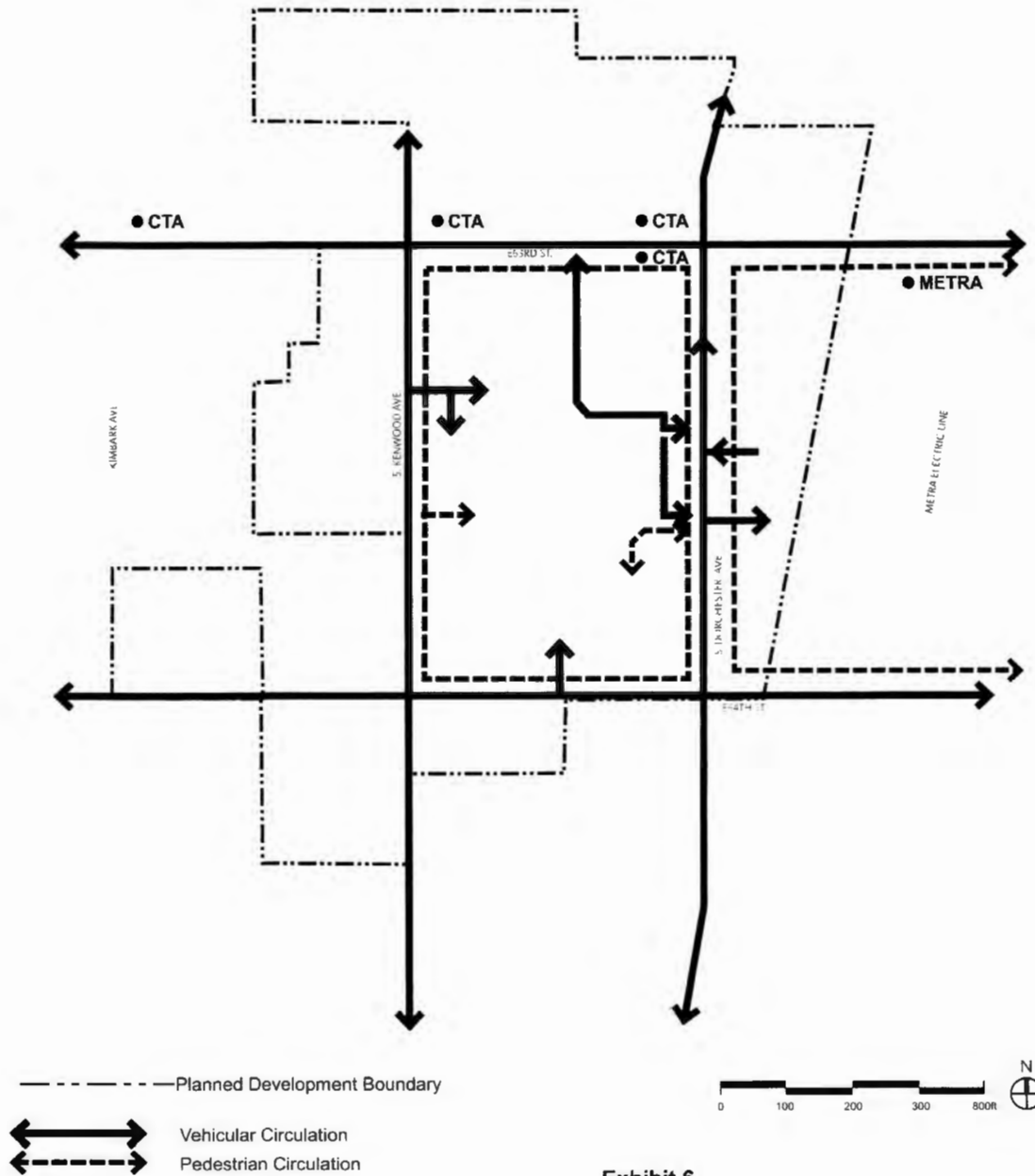


Exhibit 6
CONCEPTUAL CIRCULATION

SCALE: 1"=200'

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

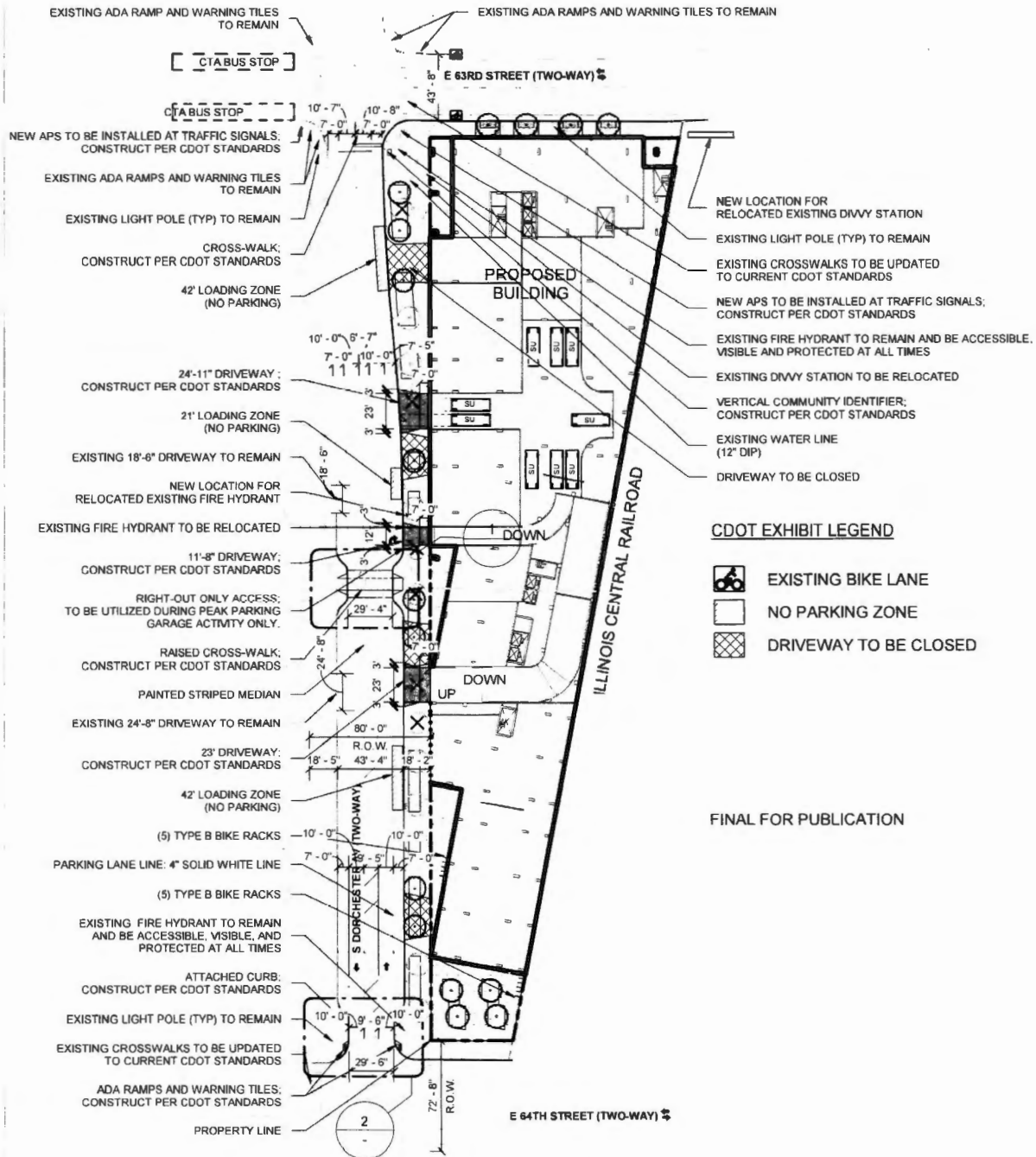


Exhibit 7-1
PHASE 1 SITE PLAN

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Pfizer Commission: June 25, 2026

SCALE: 1"=80'



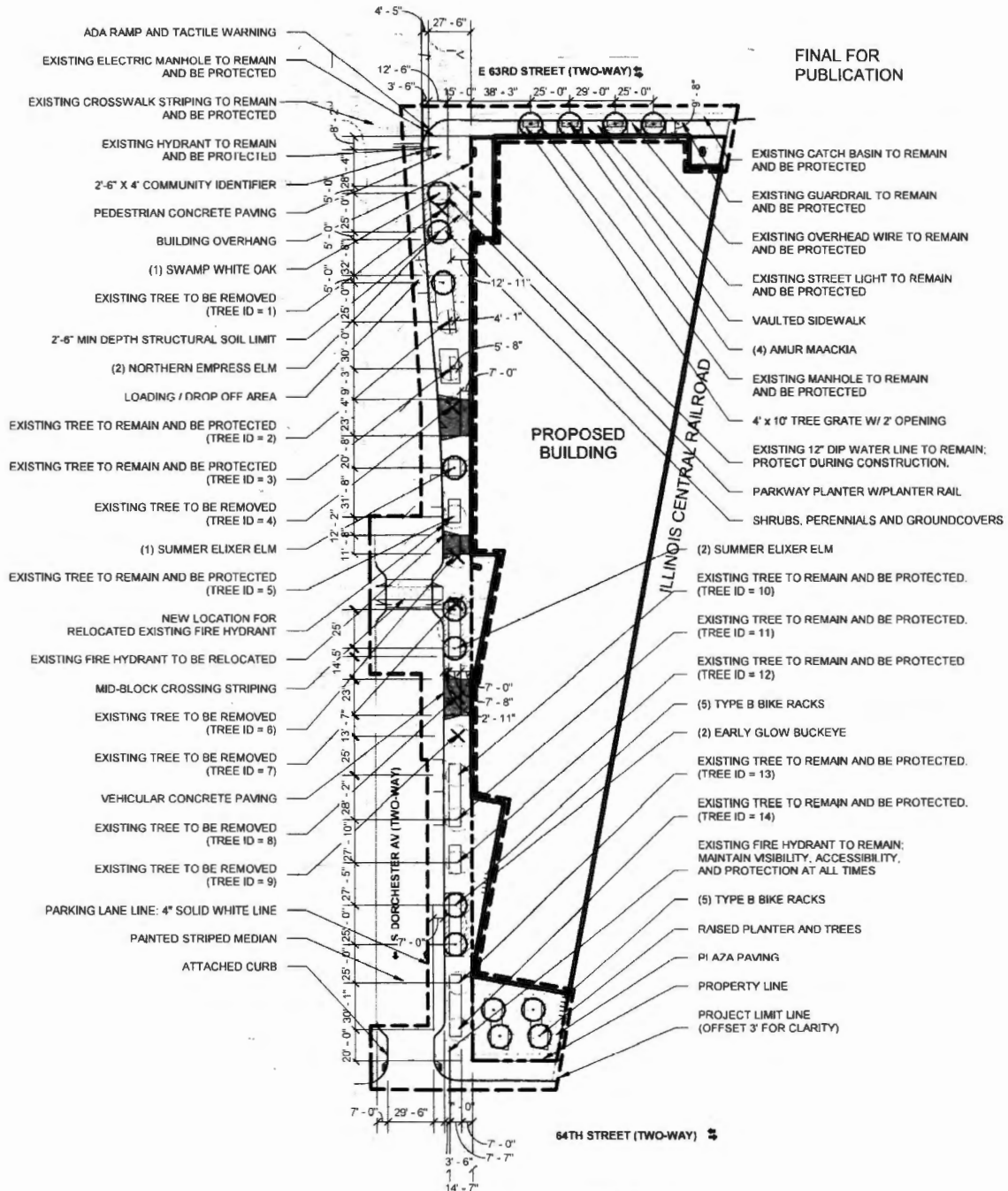


Exhibit 7-2

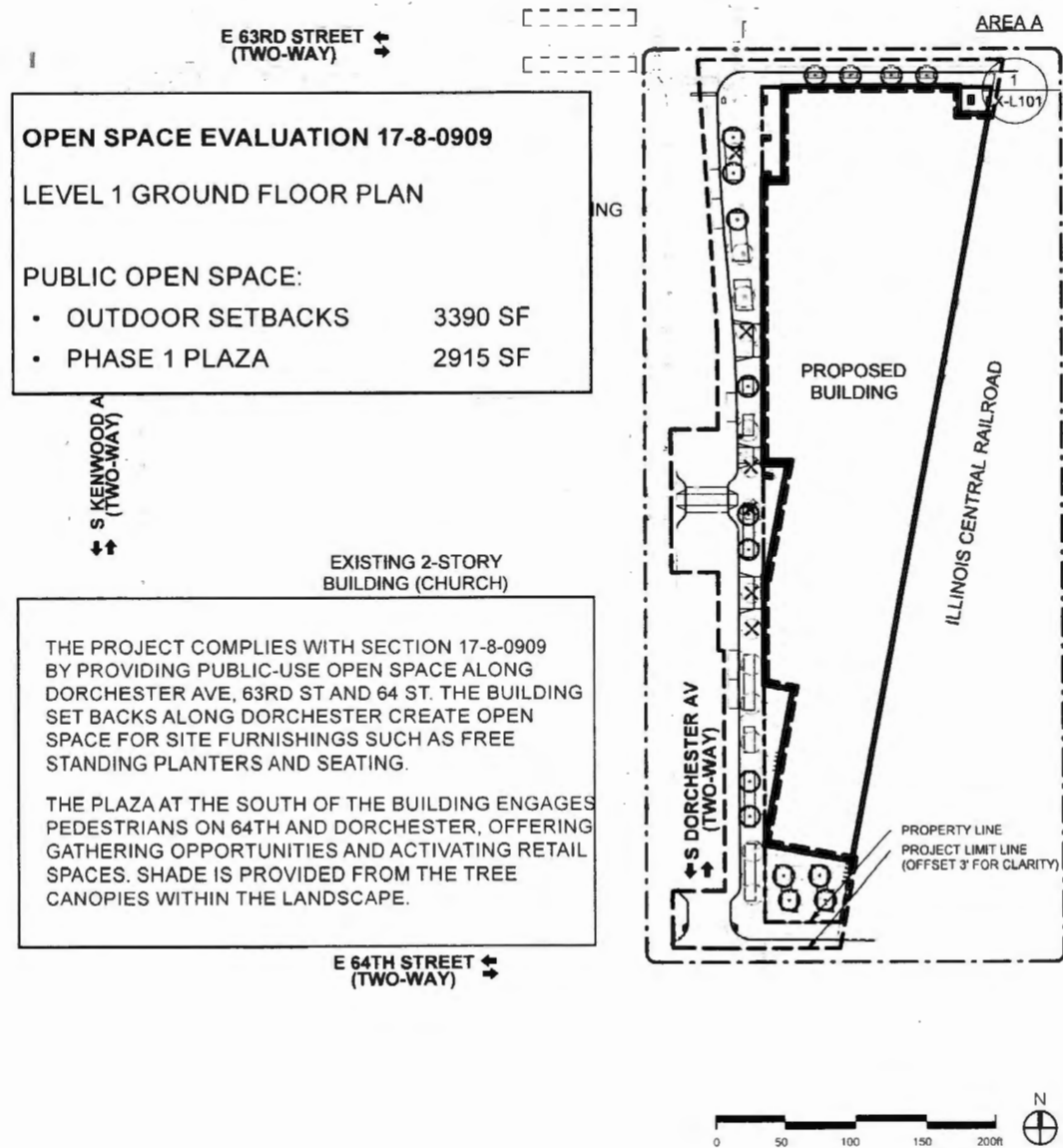
PHASE 1 ROW & LANDSCAPE

SCALE: 1"=80'



Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

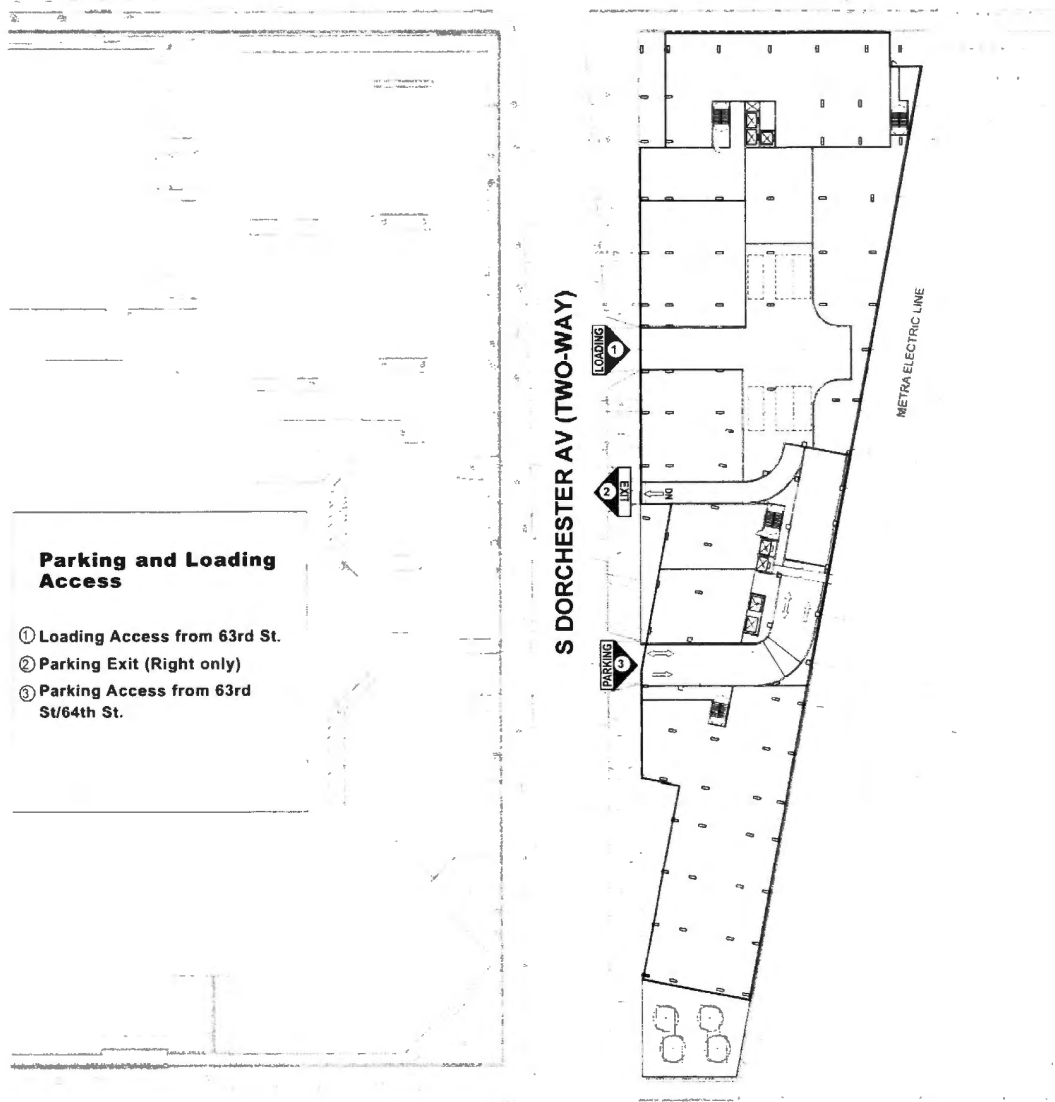
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**Exhibit 8****PHASE 1
OPEN SPACE DIAGRAM**

SCALE: 1"=100'

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

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E 63RD STREET (TWO-WAY)

PARKING Parking Access

Exhibit 9-1

**PHASE 1
PARKING AND ACCESS**

SCALE: 1"=80'



Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

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E 63RD STREET (TWO-WAY)

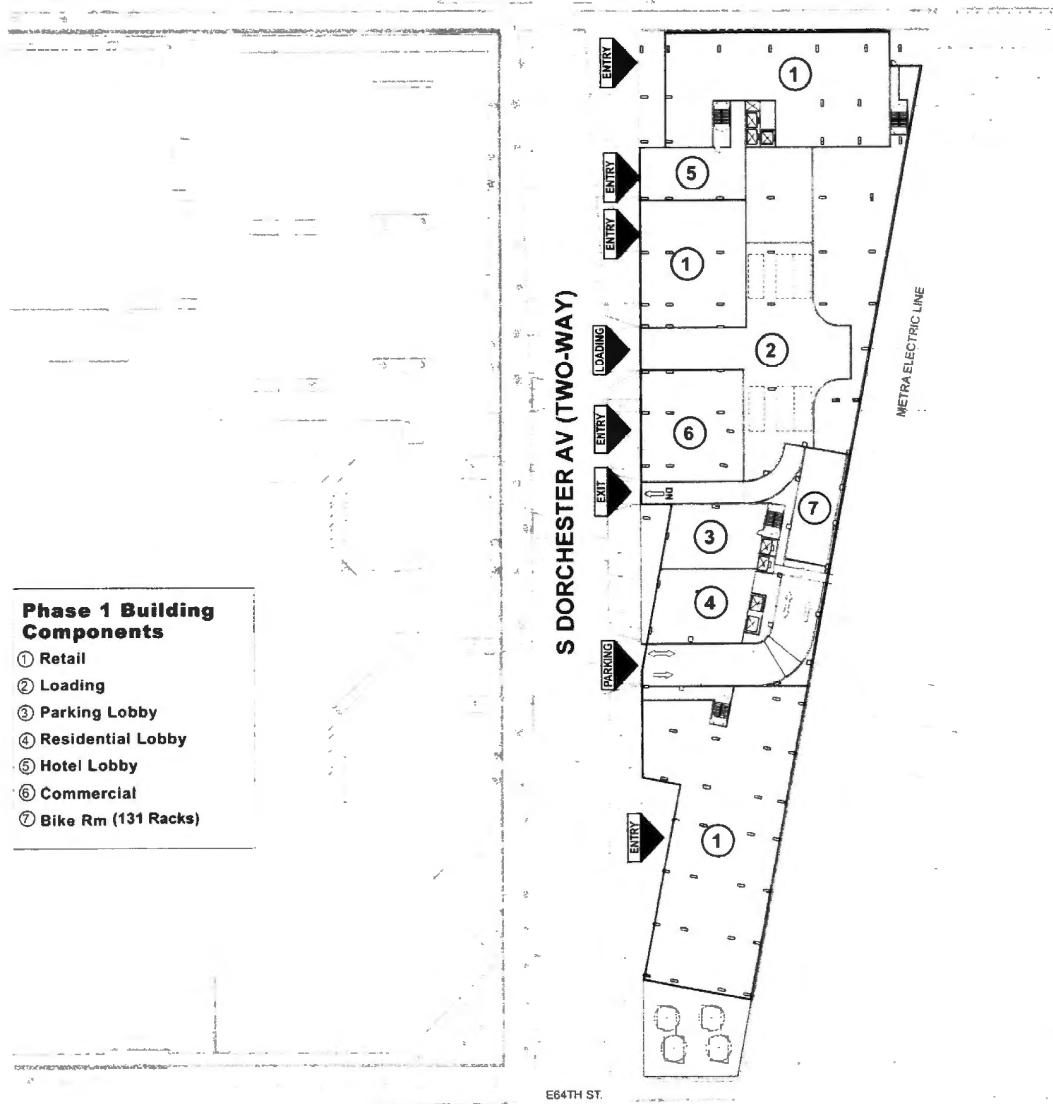


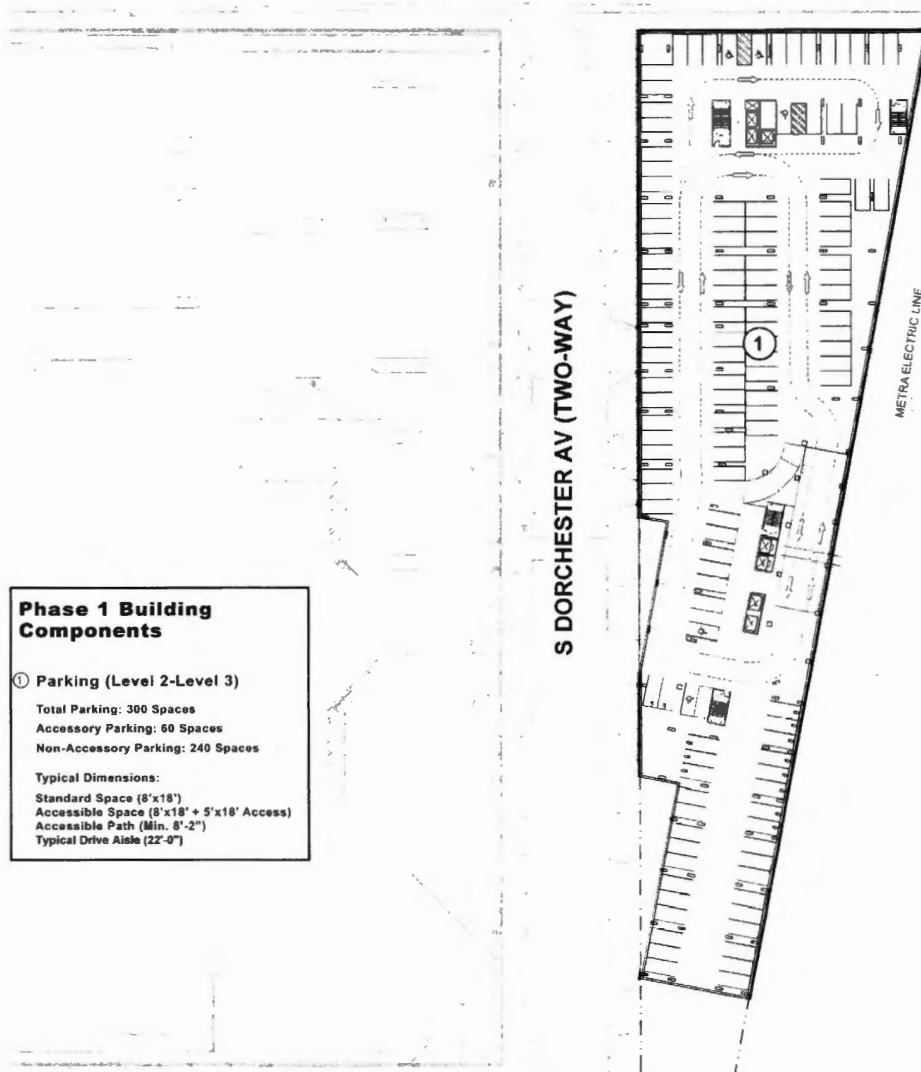
Exhibit 9-2

PHASE 1 GROUND LEVEL PLAN

SCALE: 1"=80'

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

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E 63RD STREET (TWO-WAY)**Phase 1 Building Components****① Parking (Level 2-Level 3)**

Total Parking: 300 Spaces
 Accessory Parking: 60 Spaces
 Non-Accessory Parking: 240 Spaces

Typical Dimensions:

Standard Space (8'x18')
 Accessible Space (8'x18' + 5'x18' Access)
 Accessible Path (Min. 8'-2")
 Typical Drive Aisle (22'-0")

Electric Vehicle Supply Equipment

Parking	Commercial	ADA (Commercial)	Residential	ADA (Residential)
Level 2	75 (15 EV spaces) (20% EV total)	2	75 (15 EV) (20% EV total)	2
Level 3	75 (15 EV spaces) (20% EV total)	1	75 (15 EV) (20% EV total)	2
Total	150 (30 Total EV)		150 (30 EV)	
Total Overall		300		

Exhibit 9-3**PHASE 1 PARKING PLAN**

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

SCALE: 1"=80'



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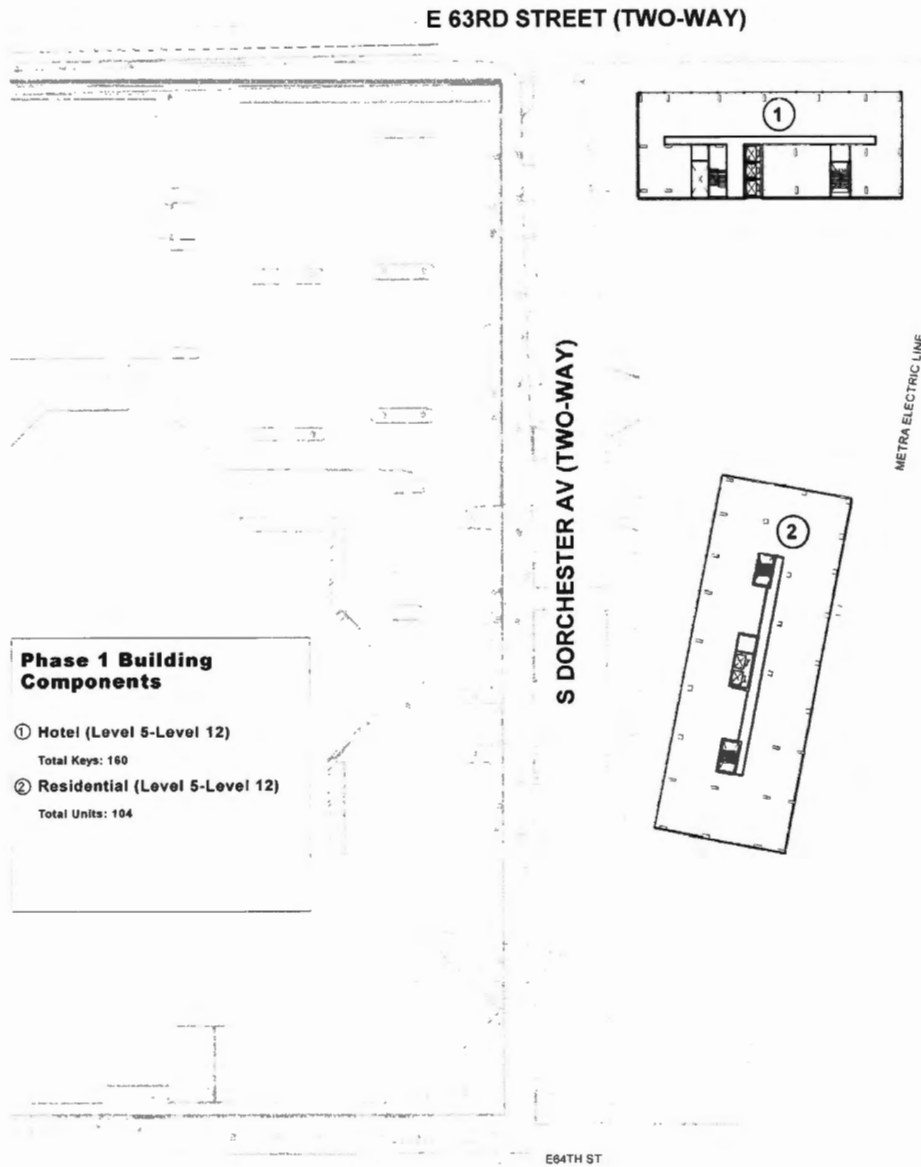


Exhibit 9-4

PHASE 1 TYPICAL PLAN

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

SCALE: 1"=80'



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E 63RD STREET (TWO-WAY)

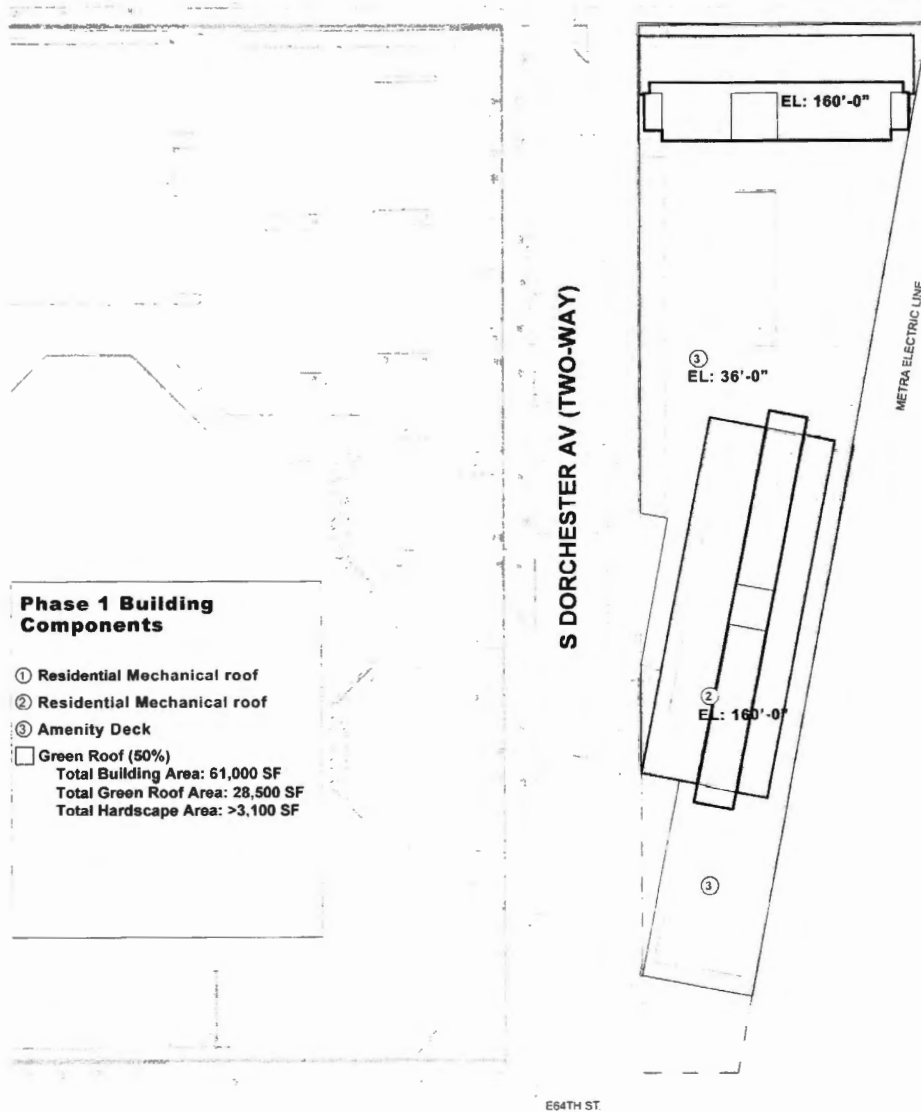


Exhibit 9-5

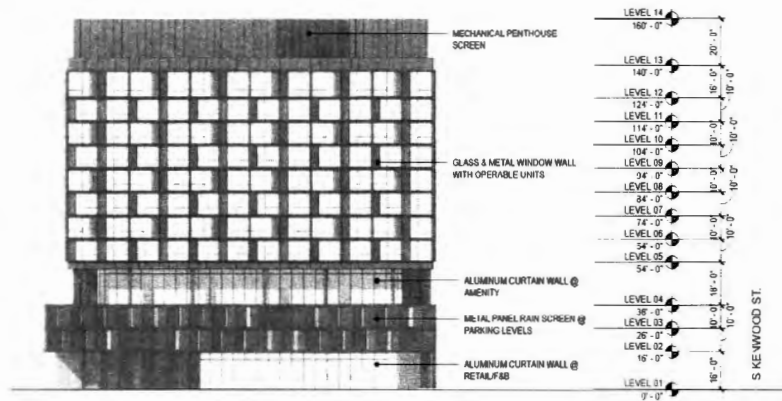
PHASE 1 ROOF PLAN

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

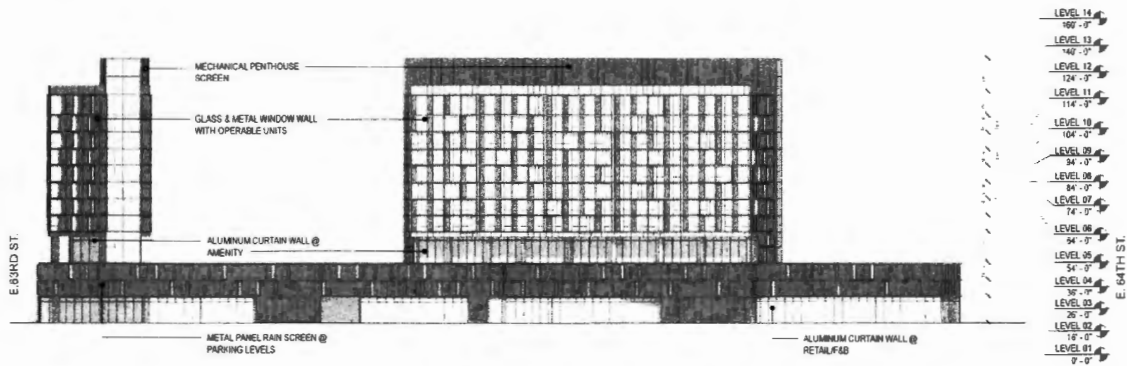
SCALE: 1"=80'



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NORTH ELEVATION



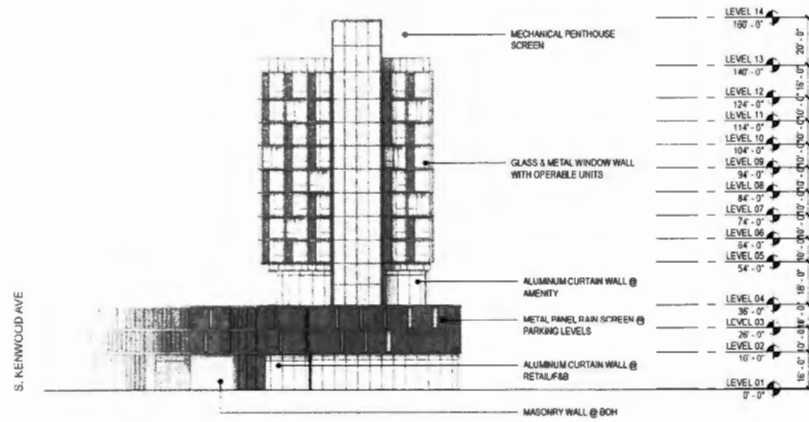
WEST ELEVATION

Exhibit 10-1

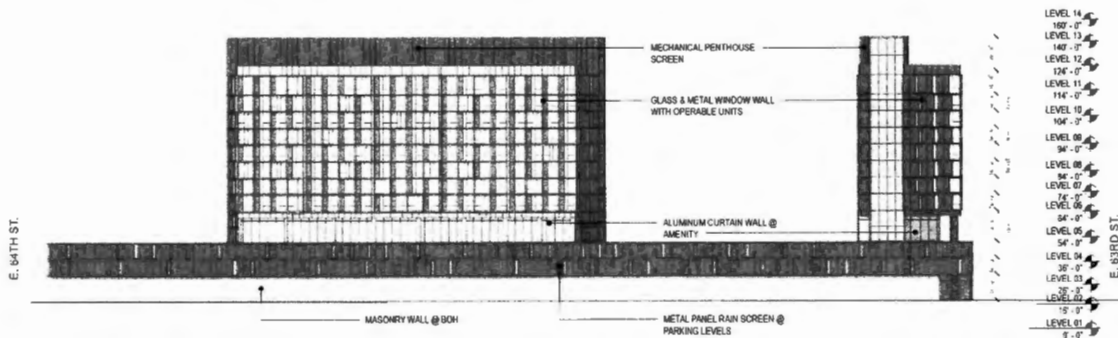
PHASE 1 ELEVATIONS

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

FINAL FOR PUBLICATION



SOUTH ELEVATION



EAST ELEVATION

Exhibit 10-2

PHASE 1 ELEVATIONS

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

EXISTING TREES					
TREE ID	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	NOTES
1	<i>Gleditsia triacanthos</i>	Honey Locust	13" cal	Good Condition	To be removed
2	<i>Gleditsia triacanthos</i>	Honey Locust	12" cal	Good Condition	To remain
3	<i>Gleditsia triacanthos</i>	Honey Locust	10" cal	Good Condition	To remain
4	<i>Gleditsia triacanthos</i>	Honey Locust	12" cal	Good Condition	To be removed, in conflict with proposed driveway
5	<i>Gleditsia triacanthos</i>	Honey Locust	9" cal	Good Condition	To remain
6	<i>Gleditsia triacanthos</i>	Honey Locust	13" cal	Good Condition	To be removed, in conflict with proposed driveway
7	<i>Celtis occidentalis</i>	Common Hackberry	2.5" cal	Good Condition	To be removed, poor condition
8	<i>Gleditsia triacanthos</i>	Honey Locust	9" cal	Good Condition	To be removed, in conflict with proposed driveway
9	<i>Gleditsia triacanthos</i>	Honey Locust	12" cal	Good Condition	To be removed, in conflict with proposed driveway
10	<i>Gleditsia triacanthos</i>	Honey Locust	10" cal	Good Condition	To remain
11	<i>Gleditsia triacanthos</i>	Honey Locust	11" cal	Good Condition	To remain
12	<i>Gleditsia triacanthos</i>	Honey Locust	14" cal	Good Condition	To remain
13	<i>Gleditsia triacanthos</i>	Honey Locust	12" cal	Good Condition	To remain
14	<i>Gleditsia triacanthos</i>	Honey Locust	11" cal	Good Condition	To remain

PROPOSED TREES			
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
4	<i>Aesculus glabra</i> 'JN Select'	Early Glow Buckeye	2.5" cal
4	<i>Maackia amurensis</i>	Amur Maackia	2.5" cal
1	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal
3	<i>Ulmus chenmoui</i> 'JAB Morton'	Summer Elker Elm	2.5" cal
2	<i>Ulmus davidiana</i> var. <i>japonica</i> 'Burgundy Glow'	Northern Empress Elm	2.5" cal

EVERGREEN SHRUBS			
	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Juniperus chinensis</i> 'Kallay's Compact'	Kallay's Compact Juniper	#3 cont
	<i>Juniperus horizontalis</i> 'Youngstown'	Compact Andorra Juniper	#3 cont
	<i>Pinus mugo</i> 'Slowmound'	Dwarf Mountain Pine	#3 cont

PERENNIALS			
	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Allium</i> 'Millenium'	Millenium Ornamental Onion	#1 cont
	<i>Echinacea purpurea</i>	Purple Coneflower	#1 cont
	<i>Liatris spicata</i> 'Kobold'	Kobold Gayfeather	#1 cont
	<i>Eragrostis spectabilis</i>	Purple Lovegrass	#1 cont
	<i>Geranium</i> 'Bevan's Variety'	Bevan's Variety Bigroot Cranesbill	#1 cont
	<i>Achillea</i> 'Walther Funcke	Walther Funcke Yarrow	#1 cont
	<i>Amsonia tabernaemontana</i> 'Blue Ice'	Blue Ice Blue Star	#1 cont
	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	#1 cont

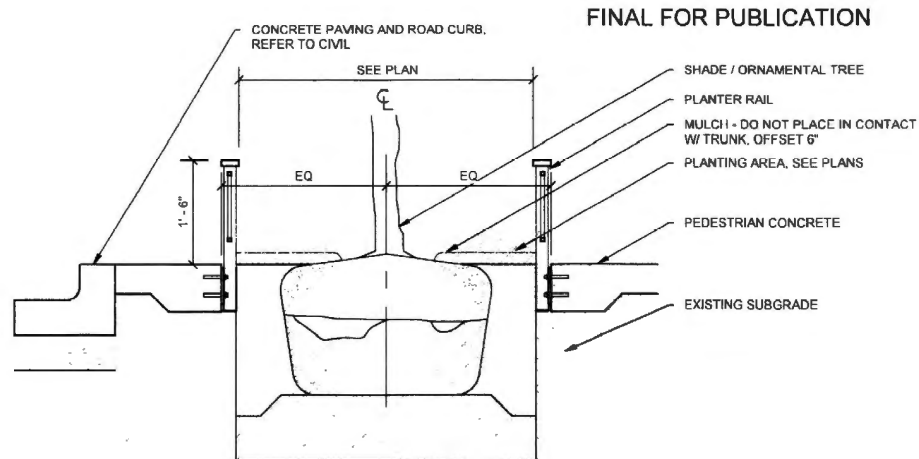
FINAL FOR PUBLICATION

PLANTING NOTES:

1. ALL REQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
2. NEW TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL AFOREMENTIONED PLANTERS OR PARKWAY 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
3. STRUCTURAL SOIL IS REQUIRED AND SHALL BE CONTINUOUS FROM THE CURB TO THE PROPERTY LINE UNDER ALL PAVED SURFACES WHERE NEW PARKWAY TREES ARE PROPOSED.
4. ALL PROPOSED GRATED AT GRADE PLANTERS WILL BE 4'X10' WITH A 24" OPENING SET AT BACK OF CURB. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE. 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE. OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.
5. BOF PERMITS ARE REQUIRED FOR ANY ACTIVITY IN PROXIMITY AND UPON PARKWAY TREES, CONTACT CITY FORESTER SARAH HELDING, SARAH.HELDING@CITYOFCHICAGO.ORG FOR PARKWAY TREE TRIMMING, REMOVAL, PLANTING, AND OTHERS AS LISTED UNDER TREE, PLANTS, AND SHRUBS OF MUNICIPAL CODE CHAPTER 10-32 https://code.library.ami.legal.com/codes/chicago/latest/chicago_il10-32-2652732
6. DUE TO THE WATER MAIN AFFECTING THE SPECIFIC SELECTION OF PARKWAY TREES, ORNAMENTAL TREE SUBSTITUTIONS WILL REQUIRE BOF APPROVAL TO ENSURE SHADE TREES ARE NOT PLANTED WITHIN 5' OF THE WATER MAIN

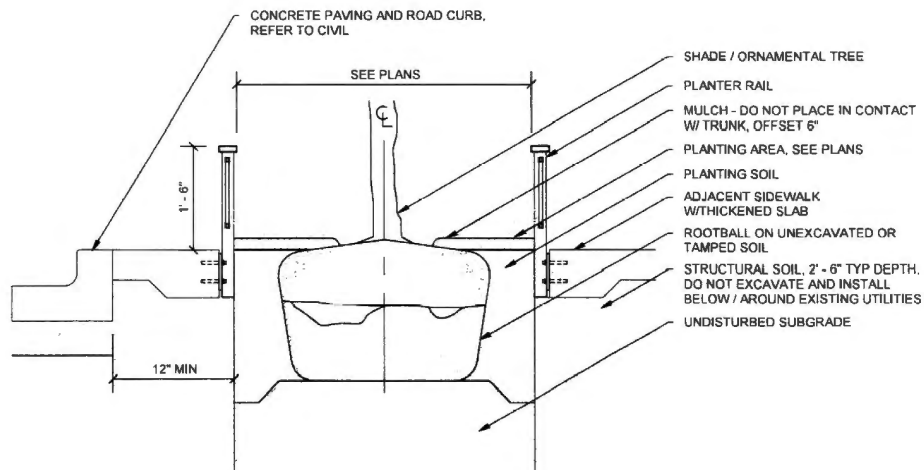
Exhibit 11
PHASE 1
PLANT SCHEDULE AND NOTES

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026



EXISTING TREE IN PARKWAY PLANTER SECTION

1/2" = 1'-0"



PROPOSED TREE IN PARKWAY PLANTER SECTION

1/2" = 1'-0"

Exhibit 12-1

PHASE 1

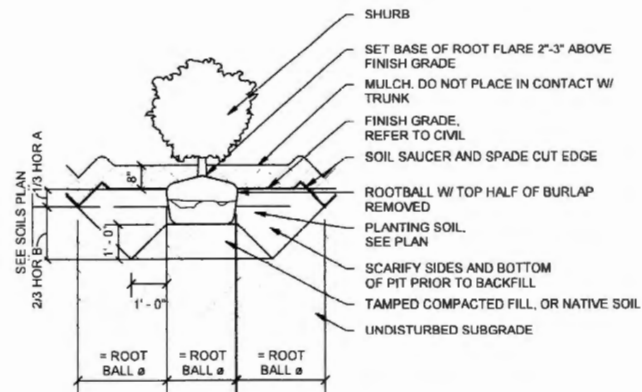
PLANTING DETAILS

Applicant: Woodlawn Central, LLC
 Address: 8320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

FINAL FOR PUBLICATION

NOTES:

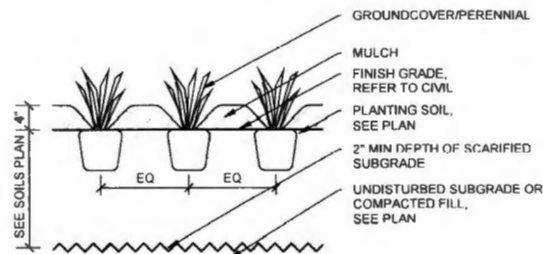
1. RAISE PLANTING BED FOR ADEQUATE DRAINAGE. PROPOSED DRAINAGE. REFER TO CIVIL.
2. PLANT SHALL BE HANDLED BY CONTAINER, NOT BY STEMS OR BRANCHES.



5

SHRUBS $1/4" = 1'-0"$ **NOTES:**

1. RAISE PLANTING BED FOR ADEQUATE DRAINAGE. PROPOSED DRAINAGE. REFER TO CIVIL.
2. PLANT SHALL BE HANDLED BY CONTAINER, NOT BY STEMS OR BRANCHES.



6

PERENNIALS AND GROUNDCOVERS $1/2" = 1'-0"$

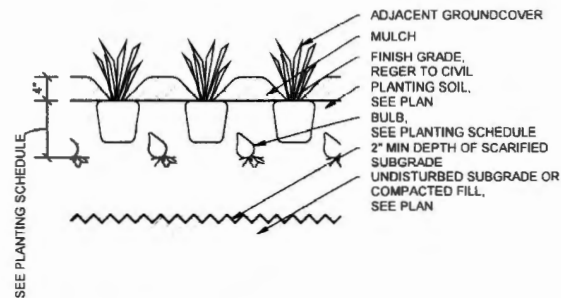
Exhibit 12-2
PHASE 1
PLANTING DETAILS

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

FINAL FOR PUBLICATION

NOTES:

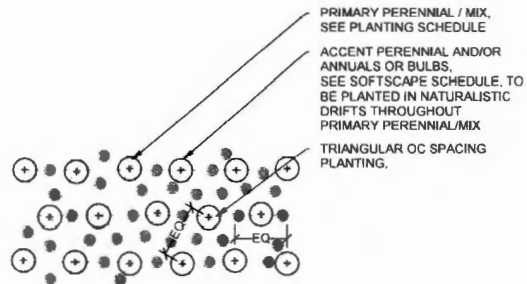
1. PLANT SINGLE BULB, OR CLUMPS OF BULBS BETWEEN GROUNDCOVERS AS SHOWN IN ENLARGEMENT PLANTING PLANS



7

BULB SECTION

1/2" = 1'-0"



8

GROUNDCOVER INTERPLANTING PLAN

1/2" = 1'-0"

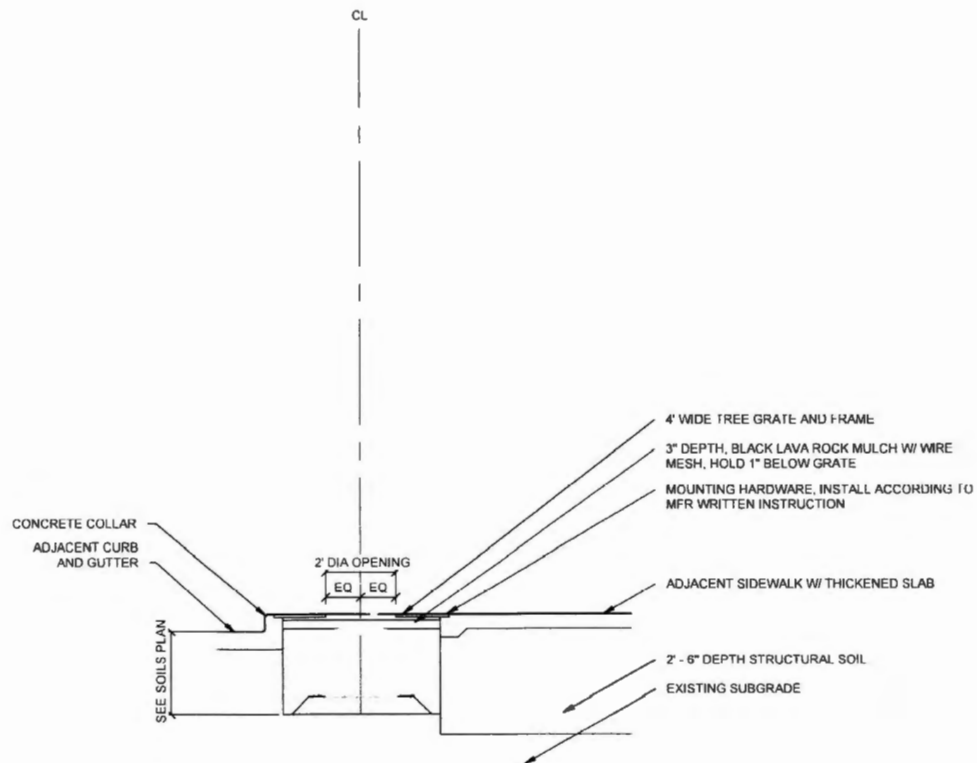
Exhibit 12-3
PHASE 1
PLANTING DETAILS

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

FINAL FOR PUBLICATION

NOTES:

1. PROPOSED MFR AND PRODUCT DIMENSIONS, SEE HARDSCAPE SCHEDULE.
 - 1.1. TREE GRATE SHALL BE STAMPED W/ 'CITY OF CHICAGO' 5/8" ON ALL PANELS
 - 1.2. TREE GRATE SHALL BE SECURED TOGETHER W/ BOLTS BELOW THE GRATE TO PREVENT VANDALISM.
2. 2'-6" MIN DEPTH STRUCTURAL SOIL, PLACE UNDER SIDEWALK, 8' BEYOND TREE GRATE IN ALL DIRECTIONS GIVEN CONSTRAINED EDGE CONDITIONS

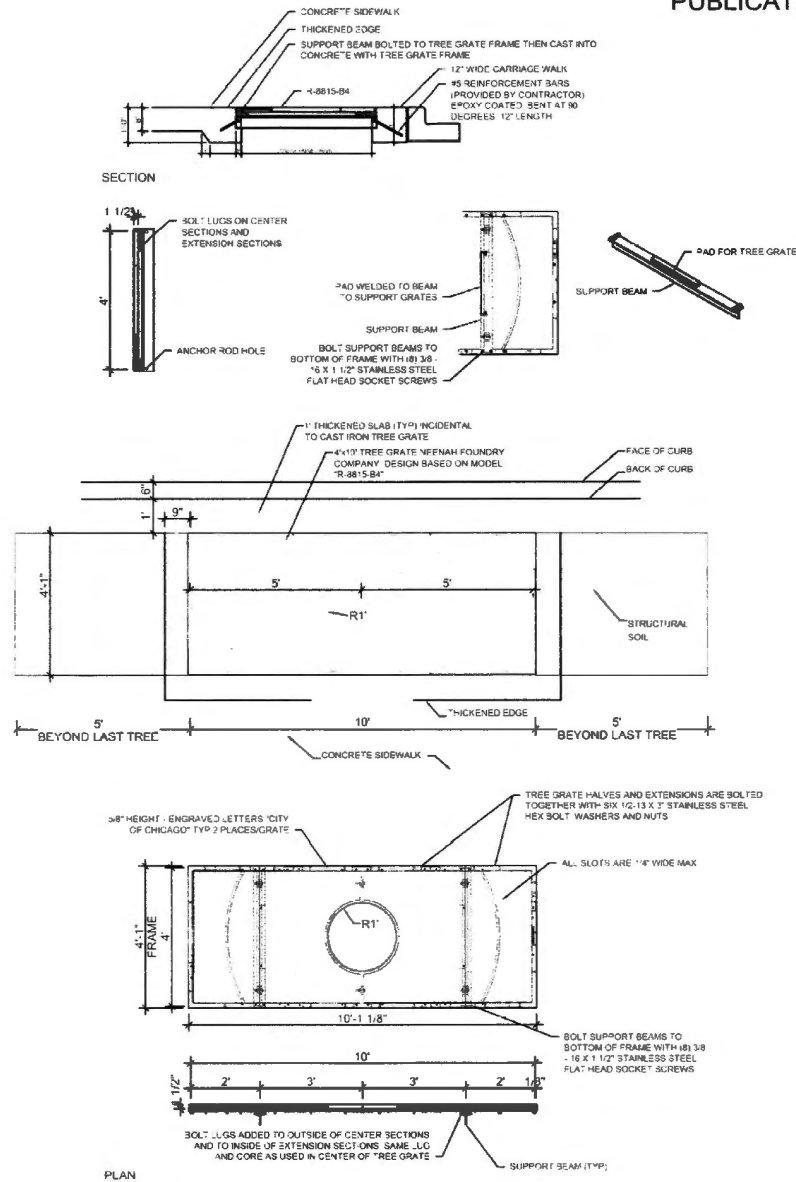
**SHADE TREE WITHIN PARKWAY GRATE SECTION**

1/4" = 1'-0"

Exhibit 12-4
PHASE 1
PLANTING DETAILS

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

FINAL FOR
PUBLICATION



4' X 10' TREE GRATE

1/4" = 1'-0"

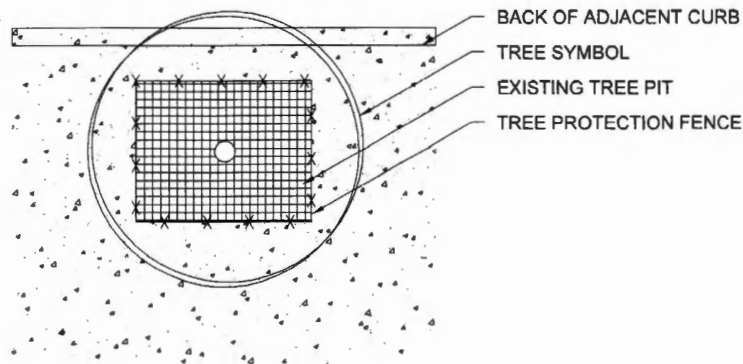
Exhibit 12-5 PHASE 1 PLANTING DETAILS

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

FINAL FOR
PUBLICATION

NOTES

1. PROTECTION FENCING SHALL BE INSTALLED AT A MINIMUM DISTANCE OF THE INSIDE DIMENSIONS OF THE TREE PIT.
2. WHERE IN-GROUND STAKING IS NOT VIABLE, CONTRACTOR SHALL PROVIDE TEMPORARY WEIGHTED FENCING PANEL STANDS.

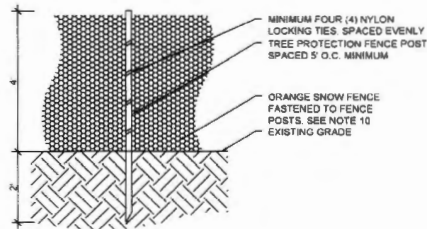


CITY OF CHICAGO TREE PROTECTION PLAN DIAGRAM

1/4" = 1'-0"

NOTES

1. ALTERNATIVES TO TREE PROTECTION FENCING MAY BE APPROVED AND/OR BE REQUIRED SHOULD EXISTING CONDITIONS AND/OR PROPOSED WORK WARRANT IT SUCH AS LIMITED ACCESS TO THE PROPERTY.
2. WHERE IN-GROUND STAKING IS NOT VIABLE, CONTRACTOR SHALL PROVIDE TEMPORARY WEIGHTED FENCING PANEL STANDS.



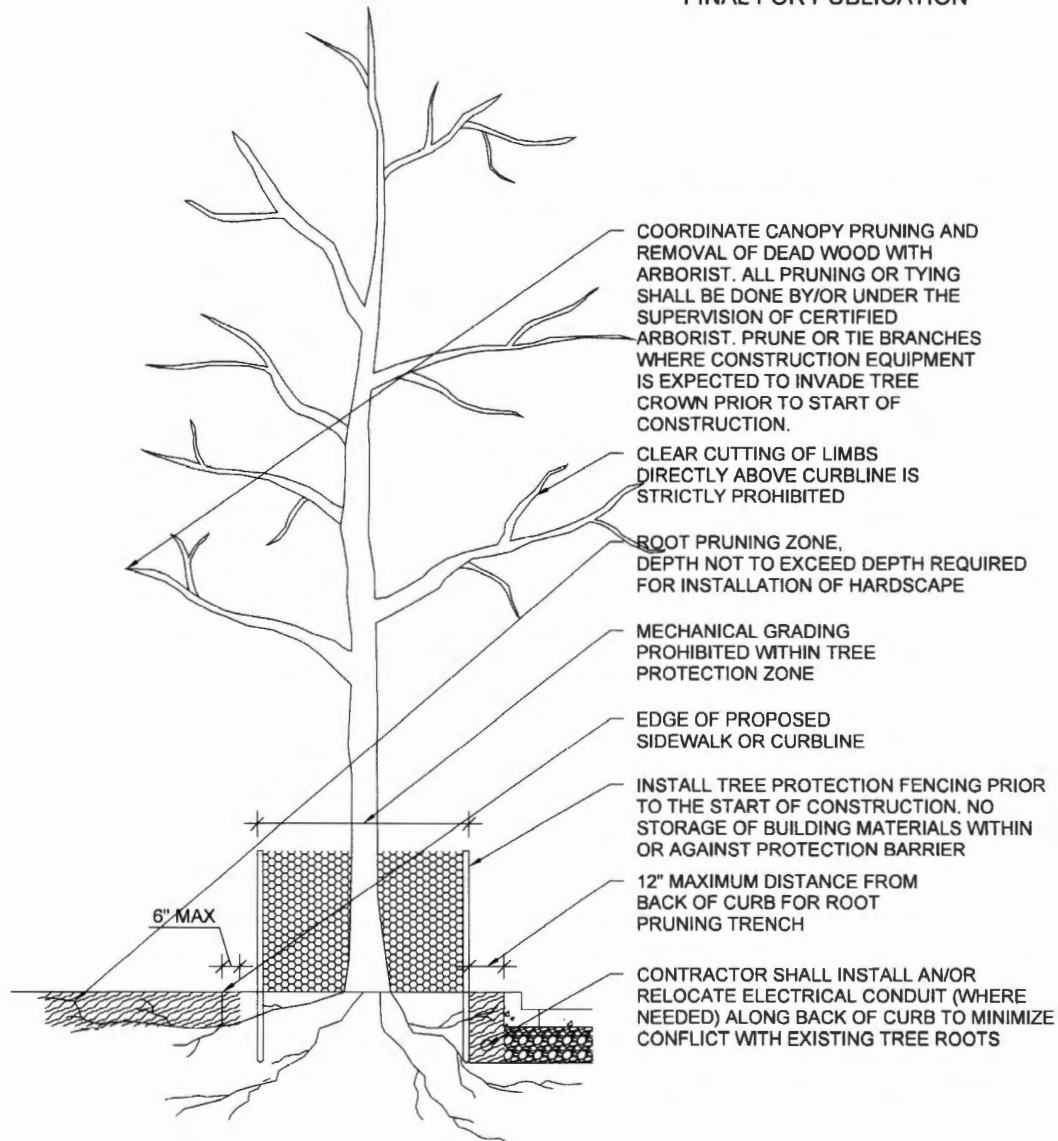
CITY OF CHICAGO TREE PROTECTION ELEVATION

1/4" = 1'-0"

**Exhibit 12-6
PHASE 1
PLANTING DETAILS**

Applicant: Woodlawn Central, LLC
Address: 6320 S. Dorchester Avenue, Chicago, Illinois
Introduced: January 21, 2026
Plan Commission: June 25, 2026

FINAL FOR PUBLICATION



CITY OF CHICAGO TREE PROTECTION SECTION DIAGRAM

1/4" = 1'-0"

Exhibit 12-7

PHASE 1

PLANTING DETAILS

Applicant: Woodlawn Central, LLC
 Address: 6320 S. Dorchester Avenue, Chicago, Illinois
 Introduced: January 21, 2026
 Plan Commission: June 25, 2026

Reclassification Of Area Shown On Map No. 16-D.

(Application No. 23104)

(Common Address: 1469 E. 69th Pl.)

[O2026-0026165]

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 16-D in the area bounded by:

East 69th Place; South Harper Avenue; the public alley next south of and parallel to East 69th Place; and a line 84 feet next west of and parallel to South Harper 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.

Reclassification Of Area Shown On Map No. 16-D.

(Application No. 23103)

(Common Address: 1501 E. 69th St.)

[O2026-0026119]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by the changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 16-D in the area bounded by:

East 69th Street; a line 56 feet next east of and parallel to South Harper Avenue; the public alley next south of and parallel to East 69th Street; and South Harper 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.

Reclassification Of Area Shown On Map No. 16-G.

(Application No. 23063T1)

(Common Address: 6716 S. Bishop St.)

[O2026-0024863]

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 16-G in the area bounded by:

a line 166 feet south of and parallel to West Marquette Road; South Bishop Street; a line 191 feet south of and parallel to West Marquette Road; and the alley next west of and parallel to South Bishop Street,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Building Section; Site Plan; Front, Rear, Left and Right
Building Elevations; Existing Basement/Foundation
Plan; and Existing First and Second Floor
Plans attached to this ordinance printed
on pages 47856 through 47858
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

Type-1 Narrative and Plans
For 6716 S. Bishop Street, Chicago IL

Proposed Zoning: **RM-4.5 Residential Multi-Unit District**

Lot Area: 3,115 SF

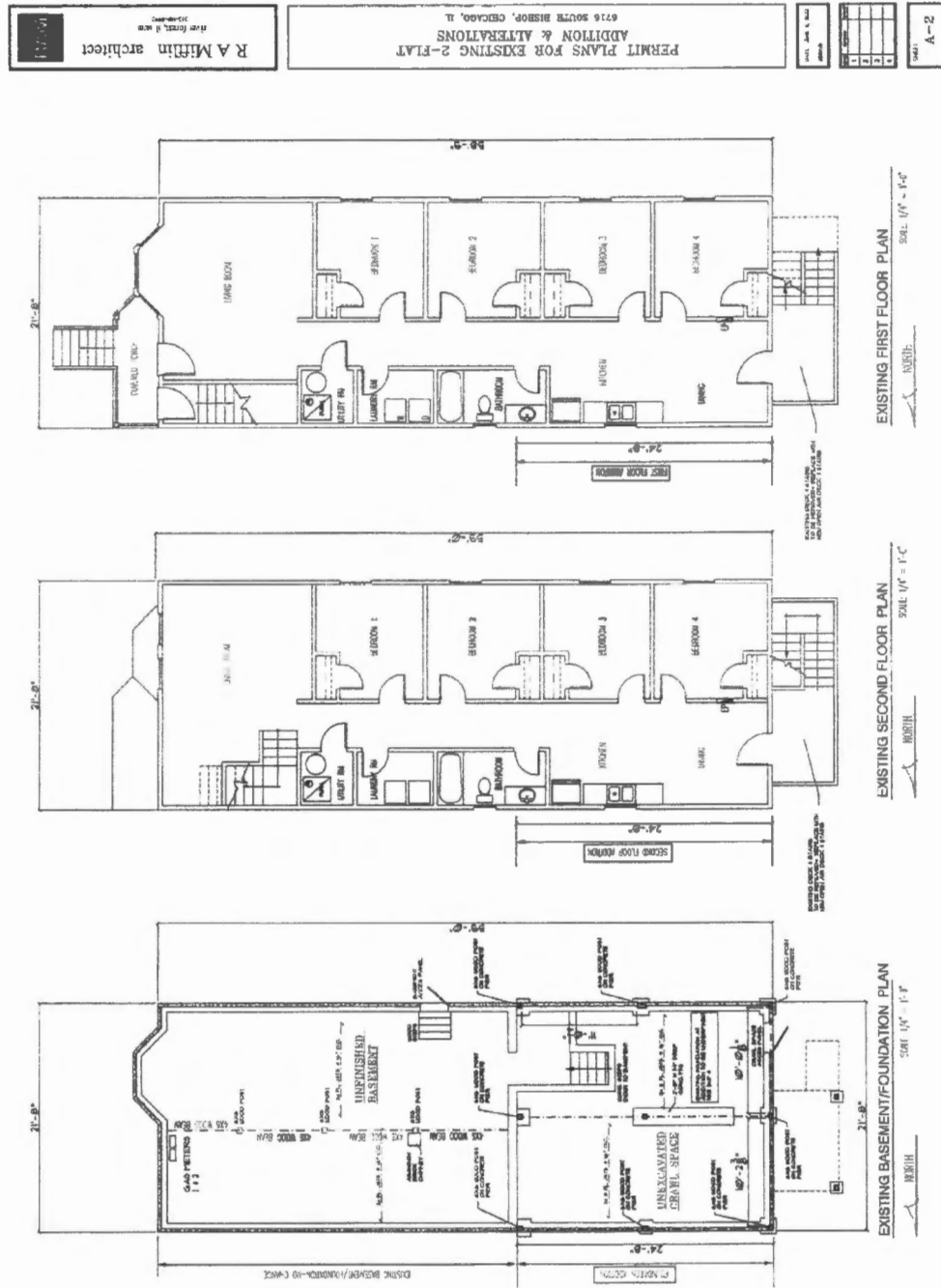
Proposed Land Use: The applicant is proposing to rehab an existing old 2-story frame residential building with an existing 2-story rear addition and containing two (2) dwelling units. Pursuant to CZO Section.17-13-1103-A, the applicant is seeking a variation to reduce the total side setback combination from 5 feet to 2.65 feet and the south side setback from 2 feet to zero.

- A. Project's floor area ratio: 1.22 FAR.
- B. Project's density: 1,557.5 SF 2 proposed dwelling units.
- C. Proposed off-street parking: zero parking spaces.
- D. Setbacks:
 - Front setback – Existing to remain
 - South setback: – None
 - North setback – 2.65 feet
 - Rear setback – 33 feet
- E. Building height: 28 feet existing to remain

17-13-0303-D Optional variation to reduce the south side setback and the total side setbacks from 5' to 2.65' pursuant to section 17-13-1103-A.

6716 S. BISHOP, CHICAGO, IL

Final for Publication



Final for Publication





RA Mifflin architect
PINC. DESIGN, LLC
200-444-0000

PERMIT PLANS FOR EXISTING 2-FLAT
ADDITION & ALTERATIONS
6716 SOUTH DUNSTON, CHICAGO, IL

DATE: JUNE 5, 2025
ADDN:

NO.	DATE	DESCRIPTION
1		
2		
3		

SHEET
A-1

Reclassification Of Area Shown On Map No. 24-F.

(Application No. A-9118)

(Common Address: 33 W. 95th St.)

[O2026-0025199]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 24-F in the area bounded by:

East 95th Street; South Lafayette Avenue; the alley next south of and parallel to East 95th Street; and a line 32.43 feet west of and parallel to South Lafayette 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. 26-E.

(Application No. A-9117)

(Common Address: 10701 S. Dr. Martin Luther King, Jr. Dr.)

[O2026-0025201]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 26-E in the area bounded by:

a line 50 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; the alley next south of and parallel to East 107th Street; South Dr. Martin Luther King, Jr. Drive; and East 107th Street,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 26-E.

(Application No. A-9116)

(Common Address: 354 E. 107th St.)

[O2026-0025200]

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 symbols and indications as shown on Map Number 26-E in the area bounded by:

the alley next north of and parallel to East 107th Street; South Dr. Martin Luther King, Jr. Drive; East 107th Street; and a line 50 feet west of and parallel to South Dr. Martin Luther King, Jr. Drive,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 28-E.

(Application No. A-9115)

(Common Address: 11139 S. Michigan Ave.)

[O2026-0025038]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B1-3 Neighborhood Shopping District symbols and indications as shown on Map Number 28-E in the area bounded by:

a line 200 feet north of and parallel to East 112th Street; a public alley next east of and parallel to South Michigan Avenue; a line 150 feet north of and parallel to East 112th Street; and South Michigan Avenue,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 28-E.

(Application No. A-9114)

(Common Address: 234 E. 115th St.)

[O2026-0025039]

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

SECTION 1. The Chicago Zoning Ordinance is amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 28-E in the area bounded by:

East 114th Place; a line 50.32 feet west of and parallel to South Prairie Avenue;
East 115th Street; and South Prairie 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. 32-D.

(As Amended)

(Application No. 23071)

(Common Address: 13100 -- 13122 S. Ellis Ave.)

[SO2026-0025298]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS1 Residential Single-Unit (Detached House) District symbols and indications and all of the Planned Development Number 1186 District symbols and indications, as shown on Map Number 32-D in the area bounded by:

the land lying southerly of East 131st Street; westerly of South Ellis Street; northerly of the centerline of East 132nd Street and easterly of the sidewalk running along the west side of South Ingleside Avenue,

to those of an RS1 Residential Single-Unit (Detached House) District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS1 Residential Single-Unit (Detached House) District described above in Section 1 to those of Planned Development Number 1186, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof 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:

Planned Development No. 1186, As Amended.

Standard Planned Development Statements.

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number 1186, as amended, ("Planned Development") consists of a net site area of 294,728 sf (gross site area 328,118 sf) which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, By The Hand Club For Kids.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and

Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Subarea Map, Site Plan, Floor Plan, Roof Plan, Landscape Plan; Landscape Details Plan; Pedestrian & Vehicular Access Plan, Vehicular Turning Diagrams; Exterior Elevations (North, South, East and West); prepared by Present Future Architects and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development

conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as a Planned Development No. 1186, as amended.

In each of the following Subareas, the following uses shall be permitted in this Planned Development (P.D.):

Subarea A: school, library, daycare, community center, office, accessory parking, and accessory uses.

Subarea B: after-school programming, school, community center, recreation buildings, and similar assembly uses, indoor sports and recreation, participant, office; accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 294,728 square feet and an overall FAR of 1.6.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that the Planned Development (P.D.) includes a building commonly known as the "Up Top" building or "Shop" building ("Building"). While not identified as potentially significant in the Chicago Historic Resources Survey, the Building holds historic and cultural significance in the Altgeld Gardens community. The Applicant agrees to retain and preserve the character-defining features of the building, as much as reasonably possible, while any changes should be compatible with the Building's historic and cultural character. The character-defining features are identified as all exterior elevations, including roofline of the Building and the memorial wall on the north wall of the covered breezeway. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review. The Applicant is pursuing designation of the Building as a Chicago Landmark. If designation is granted, work to the Building will be subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval

shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% 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.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the Property located within Subarea B to RS-1 Residential Single-Unit (Detached House) District.

[Cover Sheet; Existing Zoning Map; Land-Use Map; Boundary Map;
Subarea Map; Site Plan; Floor Plan; Roof Plan; Landscape Plan;
Landscape Details; Pedestrian and Vehicle Access; Vehicular
Turning Diagrams; and Exterior Elevations referred to in
these Plan of Development Statements printed on
pages 47869 through 47881 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Planned Development No. 1186, As Amended.**Bulk Regulations And Data Table.*

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Gross Site Area:	328,118 sf
Right of Way:	33,390 sf
Net Site Area (sf):	294,728 sf
Gross Site Area by Subareas:	
Subarea A:	226,509 sf
Subarea B:	101,609 sf
Net Site Areas by Subareas:	
Subarea A:	217,758 sf
Subarea B:	76,970 sf
Overall Maximum Floor Area Ratio:	1.6
Subarea A Maximum Floor Area:	2.0
Subarea B Maximum Floor Area:	.5
Floor Area Ratio (FAR) by subarea:	
Subarea A:	2.0
Subarea B:	.41
Maximum Buildable Area per subarea:	
Subarea A:	435,516 sf
Subarea B:	38,485 sf
Proposed Buildable Area per subarea:	
Subarea A:	Existing
Subarea B:	31,400
	• Existing Up Top Building, 22,200 sf • Building Addition: 9,200 sf (which includes proposed gymnasium (6,715 sf))

Applicant	By The Hand Club For Kids
Address	13100-22 S. Ellis Avenue, S. Ingleside Ave. E. 132 nd St
Introduced	May 20, 2026
Plan Commission	June 25, 2026

FINAL FOR PUBLICATION

Maximum Building Height:
(as measured by 17-17-0311-A of CZO)

Subarea A:	35 ft.
Subarea B:	28'-10" (zoning height)

No. of Off-street Parking Spaces:¹

Subarea A:	49 (Existing)
Subarea B:	70

No. of Bicycle Parking Spaces:

Subarea A:	Fourteen (14) + Divvy bike station
Subarea B:	Eight (8)

No. of Loading Berth

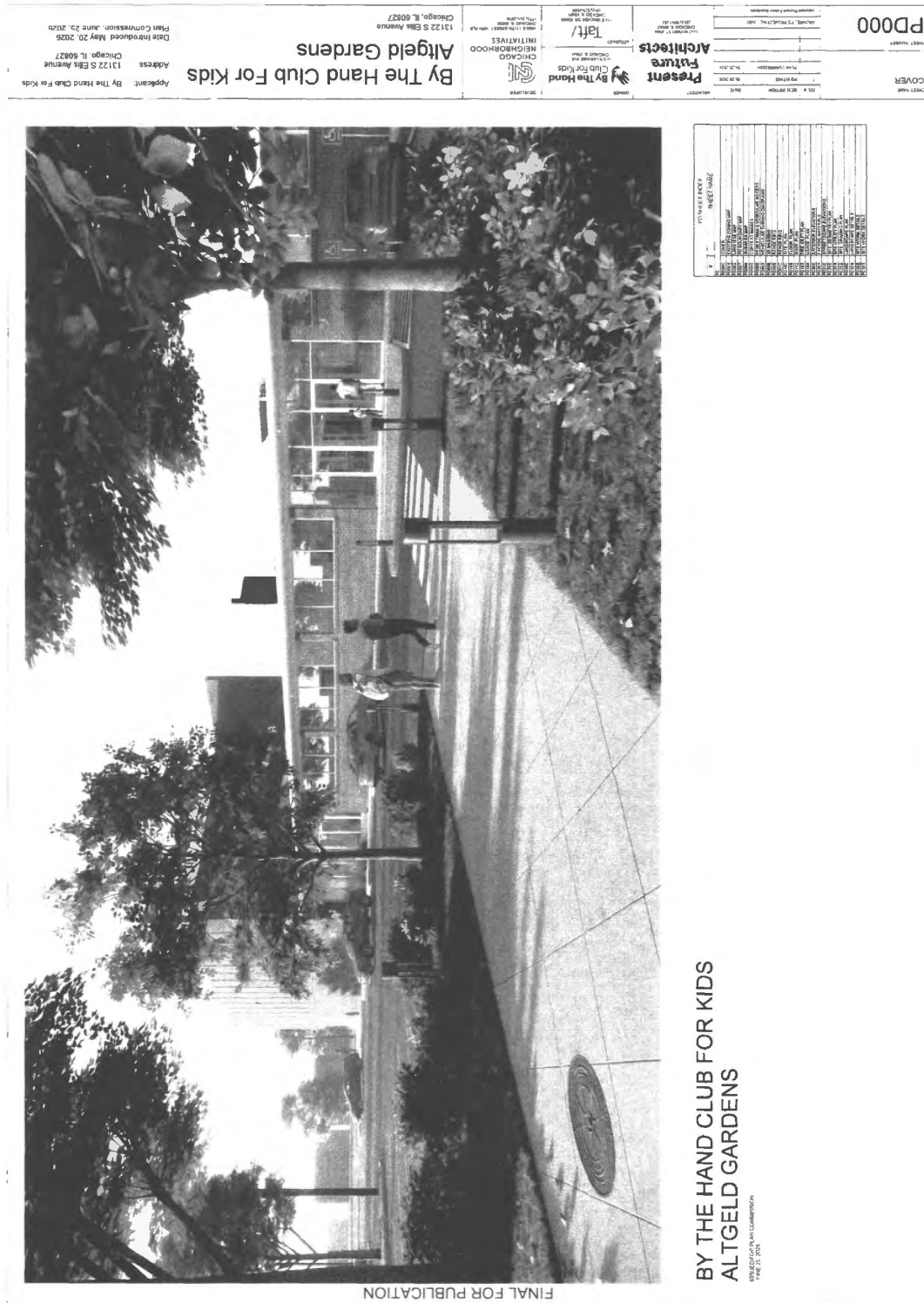
Subarea A:	Existing. Two (2) loading berths: i 46'-1" x 95'-4" ii 39'-9" x 27'
Subarea B:	0 ²

Setbacks from Property Line:

Subarea A:	Existing (Minimum periphery setback 15 ft.)
Subarea B:	Front setback (east): 62'-9" Side setbacks (south): 1'-0" (north): 10'-0" Rear setback (west): 17'-6"

¹ PD No. 1185 included parking requirement of 75 parking spaces, however the no. of required parking spaces was reduced to 44 parking spaces pursuant to Minor Change effective 8/1/17

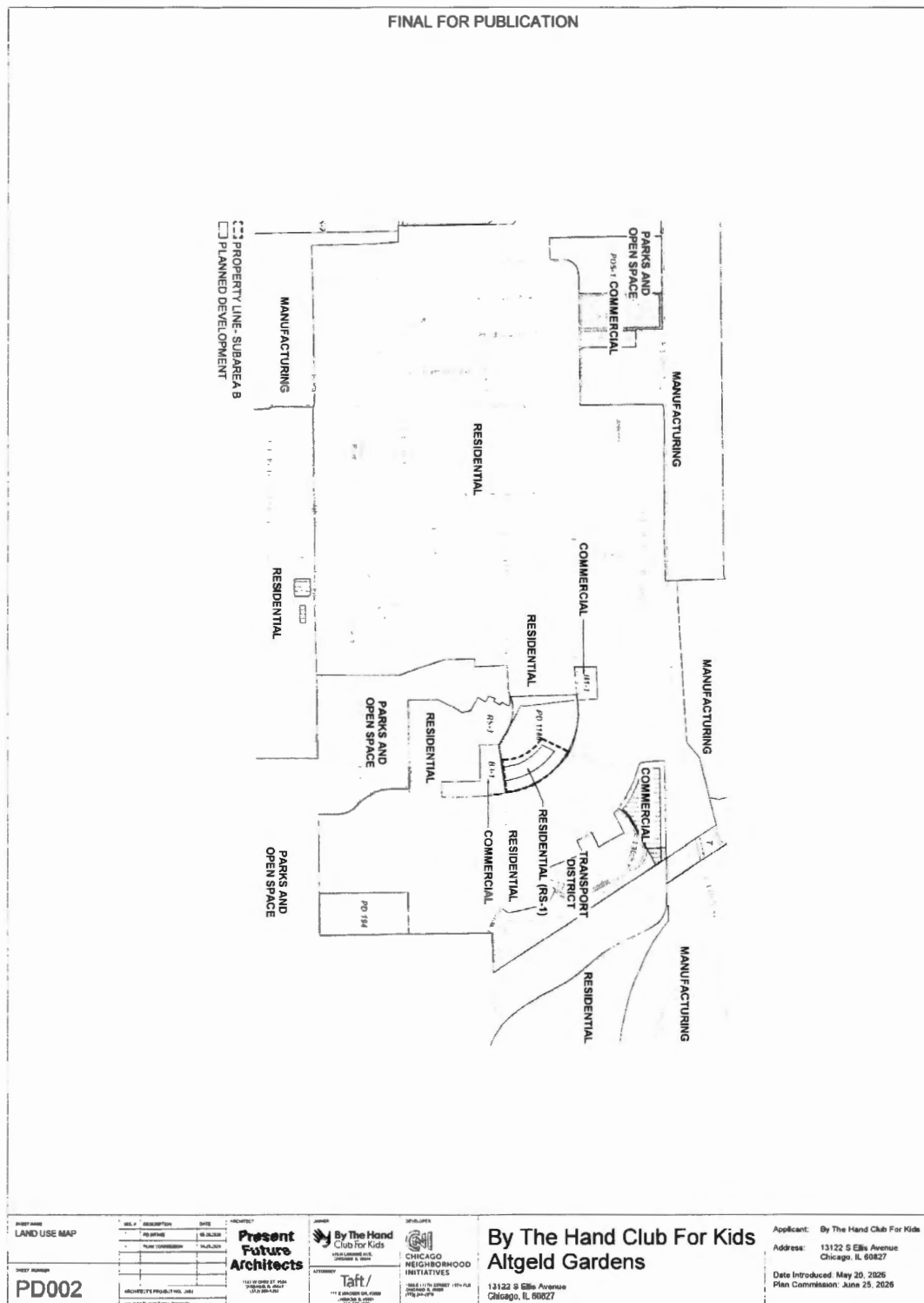
² The Applicant seeks to waive the required one (1) loading berth in accordance with §17-13-1101-D
Applicant By The Hand Club For Kids
Address 13100-22 S Ellis Avenue, S Ingleside Ave., E. 132nd St
Introduced May 20, 2026
Plan Commission June 25, 2026

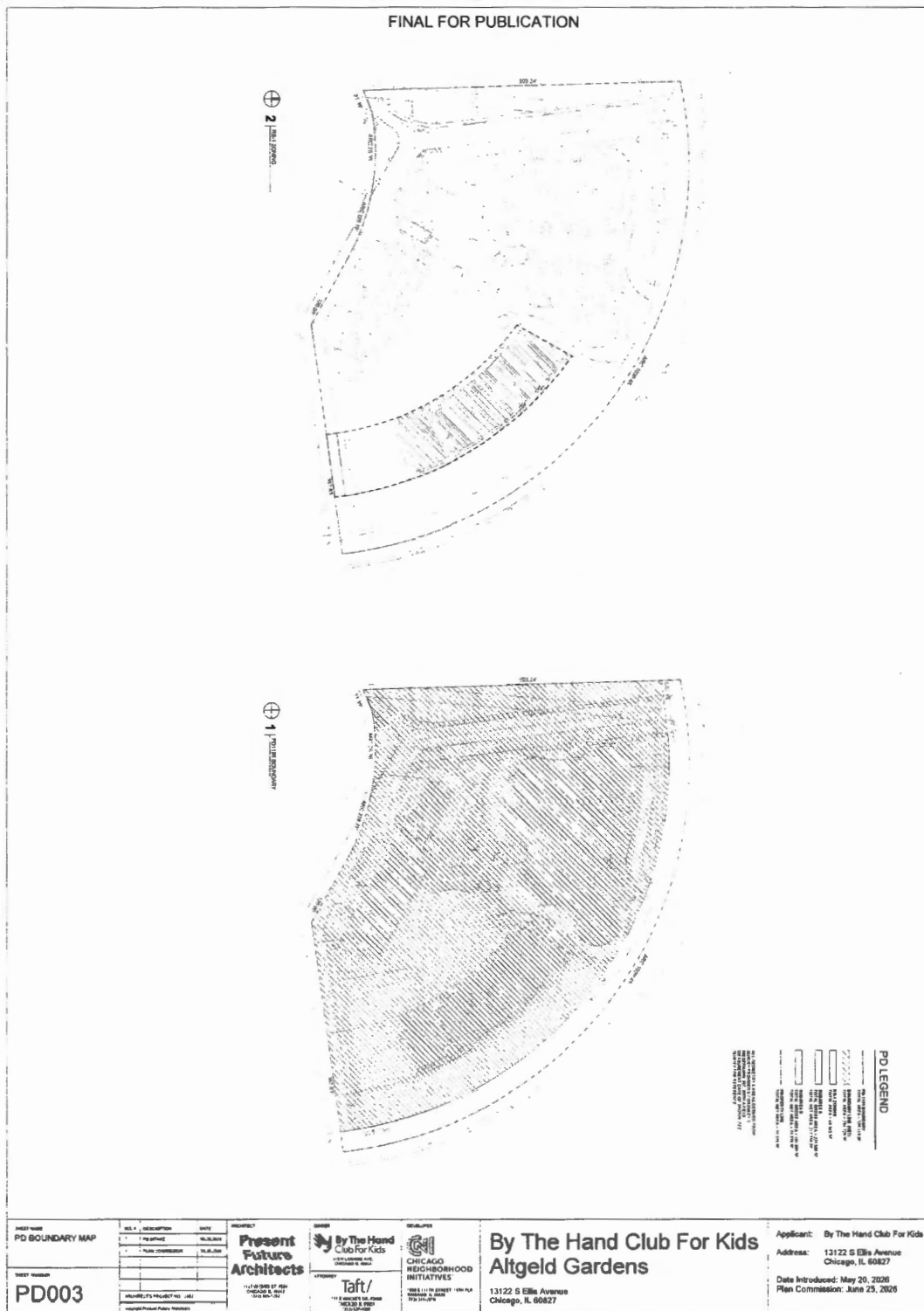


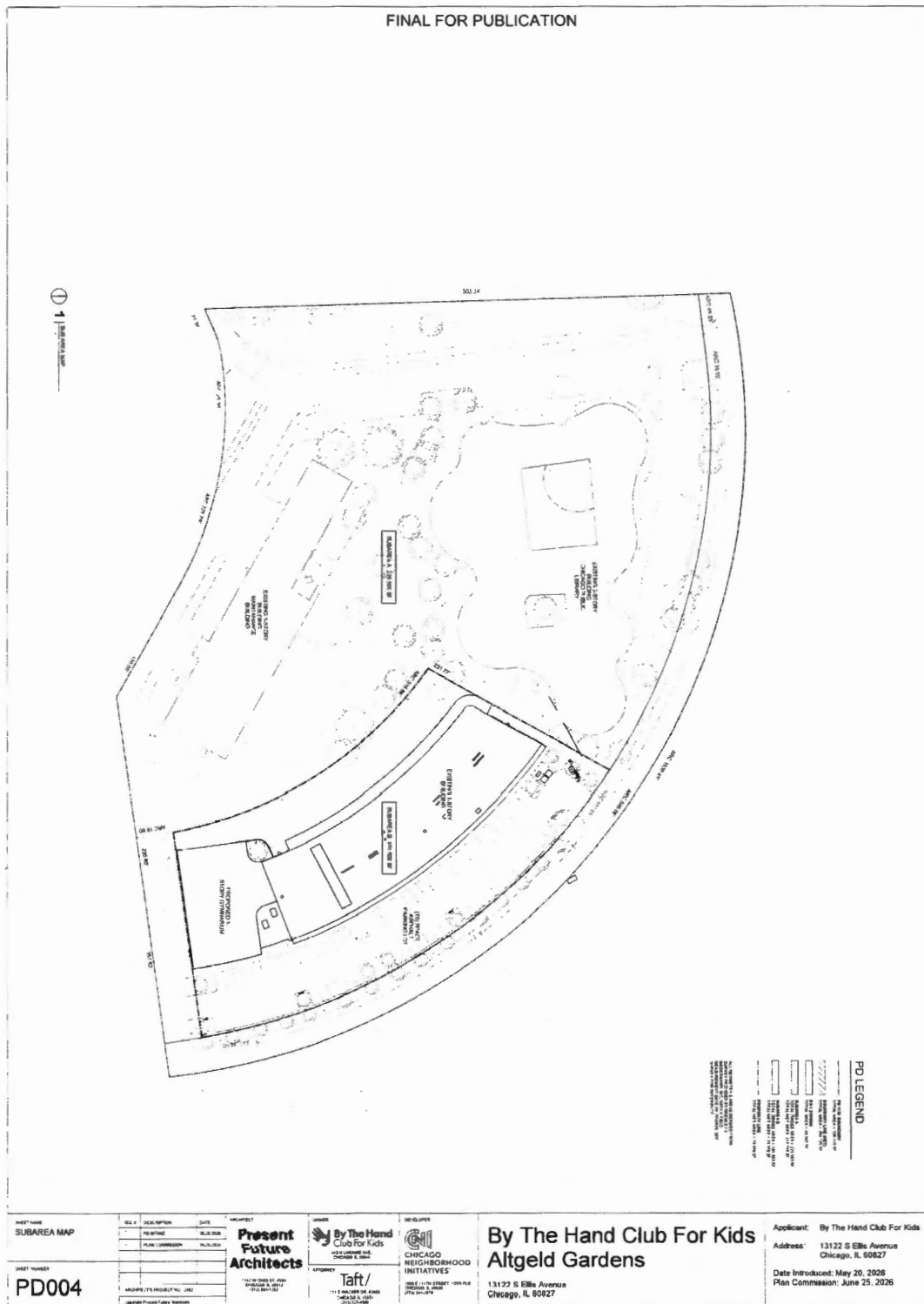
FINAL FOR PUBLICATION

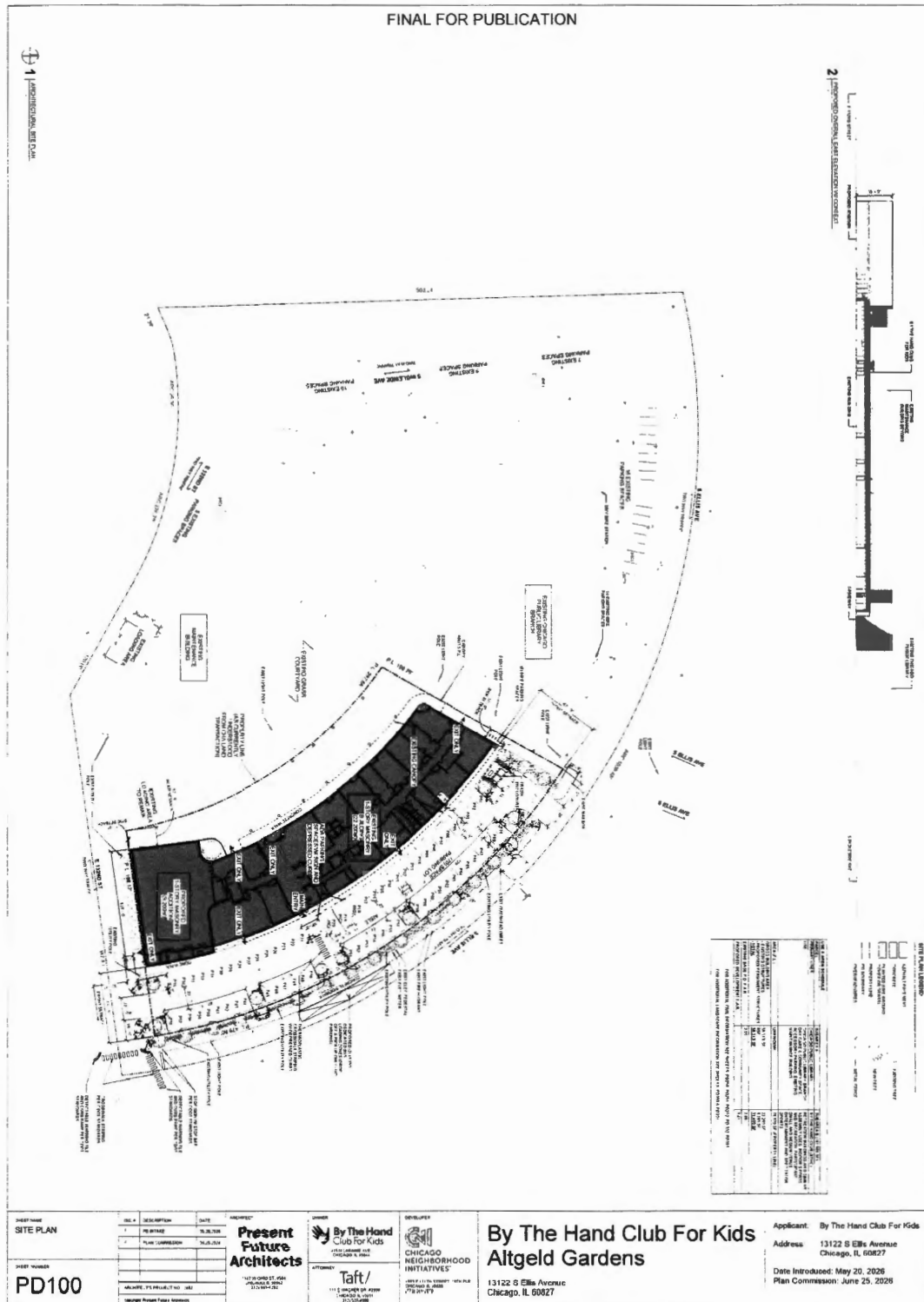
Legend:
 [---] PROPERTY LINE, SUBAREA B
 [---] PLANNED DEVELOPMENT

SHEET NAME EXISTING ZONING MAP	MAP # 47870	DATE 06/25/2026	PREPARED BY PRESENT FUTURE ARCHITECTS	CHECKED BY PRESENT FUTURE ARCHITECTS	APPROVED BY PRESENT FUTURE ARCHITECTS	PROJECT By The Hand Club For Kids CHICAGO NEIGHBORHOOD INITIATIVES	APPLICANT By The Hand Club For Kids 13122 S Ellis Avenue Chicago, IL 60627
SHEET NUMBER PD001	MAP # 47870	DATE 06/25/2026	PREPARED BY PRESENT FUTURE ARCHITECTS	CHECKED BY PRESENT FUTURE ARCHITECTS	APPROVED BY PRESENT FUTURE ARCHITECTS	PROJECT By The Hand Club For Kids CHICAGO NEIGHBORHOOD INITIATIVES	APPLICANT By The Hand Club For Kids 13122 S Ellis Avenue Chicago, IL 60627









FINAL FOR PUBLICATION

ROOF PLAN GENERAL NOTES

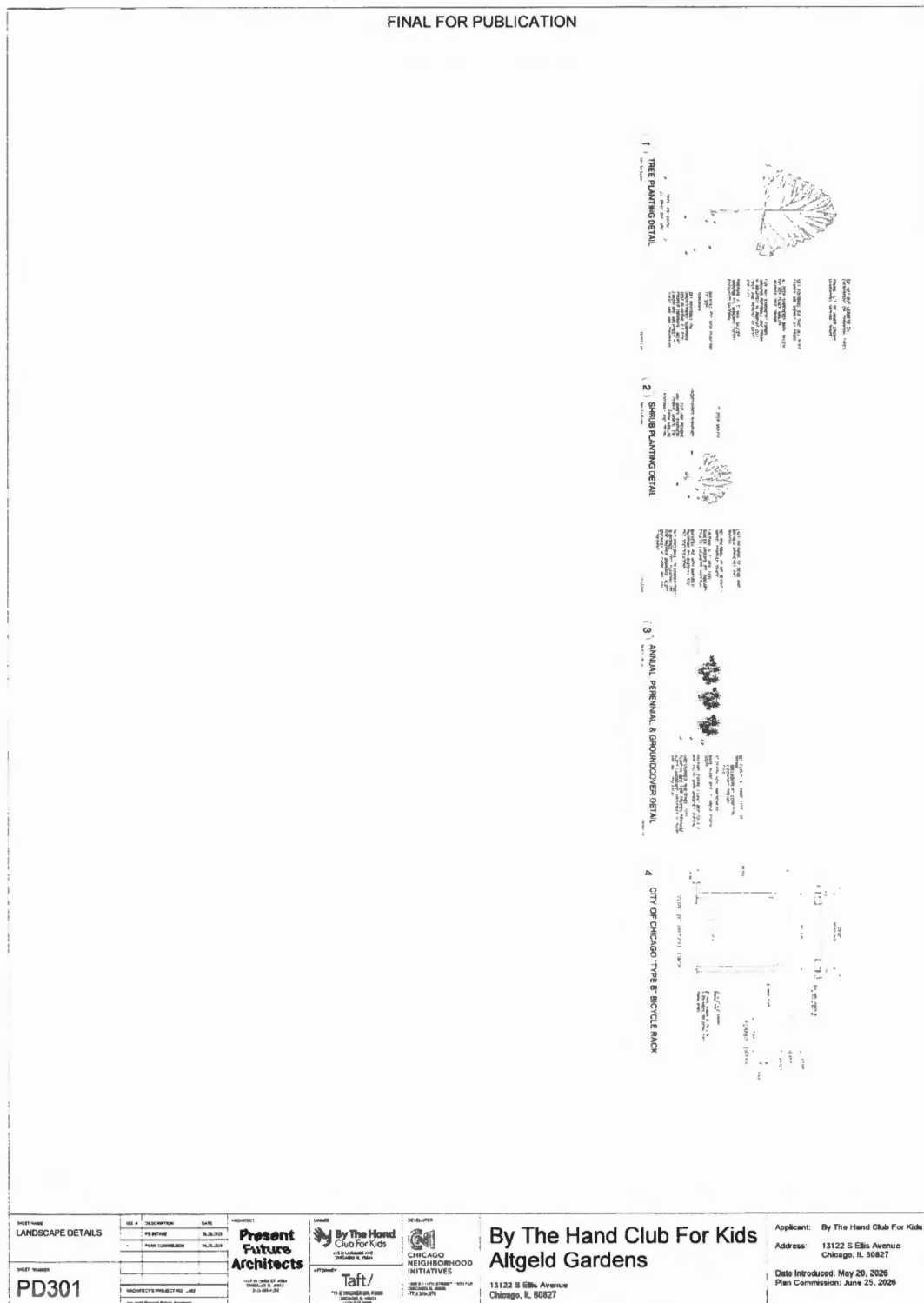
1. THIS ROOF PLAN IS A PART OF THE ARCHITECTURAL DRAWINGS FOR THE PROJECT AND SHOULD BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS.
2. THE ROOF PLAN SHOWS THE EXISTING ROOF AND THE PROPOSED ROOF.
3. THE PROPOSED ROOF IS A FLAT ROOF WITH A SLOPE OF 1/4" PER FOOT.
4. THE ROOF PLAN SHOWS THE LOCATION OF THE ROOF DRAINAGE SYSTEM.
5. THE ROOF PLAN SHOWS THE LOCATION OF THE ROOF ACCESS DOORS.
6. THE ROOF PLAN SHOWS THE LOCATION OF THE ROOF VENTILATION SYSTEM.
7. THE ROOF PLAN SHOWS THE LOCATION OF THE ROOF CURBS.
8. THE ROOF PLAN SHOWS THE LOCATION OF THE ROOF FLASHINGS.
9. THE ROOF PLAN SHOWS THE LOCATION OF THE ROOF INSULATION.
10. THE ROOF PLAN SHOWS THE LOCATION OF THE ROOF MEMBRANE.

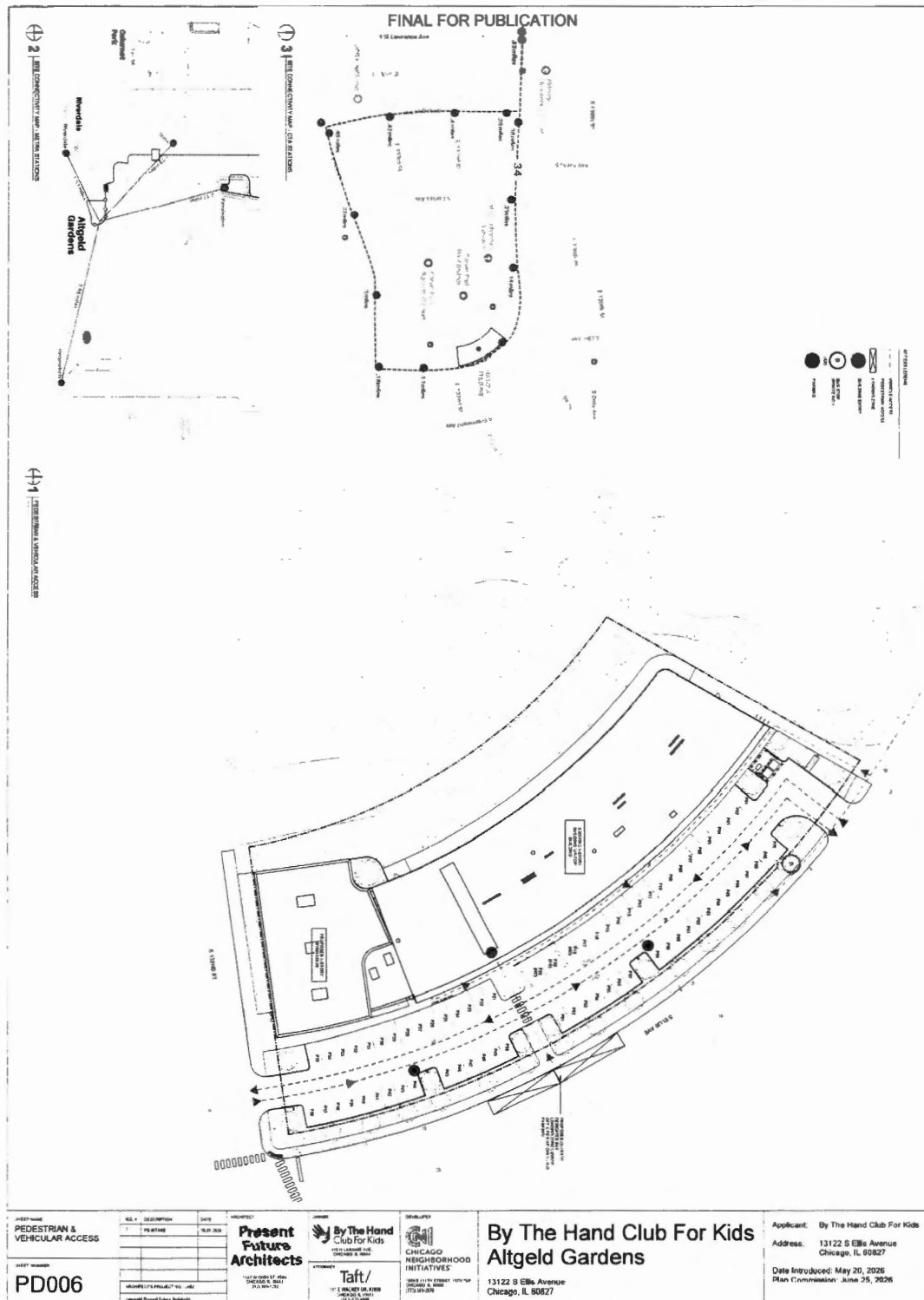
ROOF PLAN FINISHES

NO.	FINISH	THICKNESS	UNIT WEIGHT	NOTES
1	ASPH/FLT	1/2"	120 LBS/SQ YD	ASPH/FLT ROOFING
2	INS	2"	2.5 LBS/SQ YD	INSULATION
3	CMU	8"	120 LBS/SQ YD	CMU ROOF CURB

PROJECT NAME ROOF PLAN	SHEET NO. PD102	DATE 11/11/2025	DESIGNED BY Present Future Architects	CHECKED BY By The Hand Club For Kids	APPROVED BY CHICAGO NEIGHBORHOOD INITIATIVES	APPLICANT By The Hand Club For Kids	ADDRESS 13122 S Ellis Avenue Chicago, IL 60627
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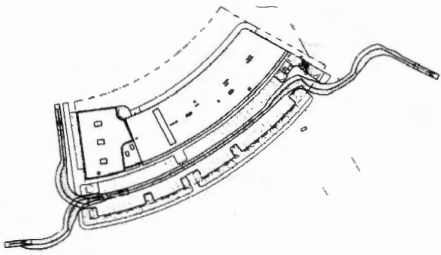
Applicant: By The Hand Club For Kids
Address: 13122 S Ellis Avenue
Chicago, IL 60627
Date Introduced: May 20, 2026
Plan Commission: June 25, 2026



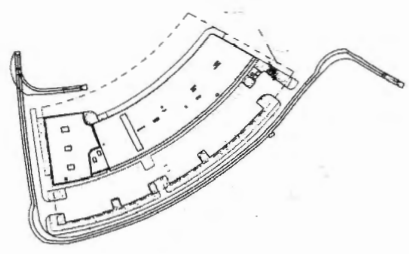


FINAL FOR PUBLICATION

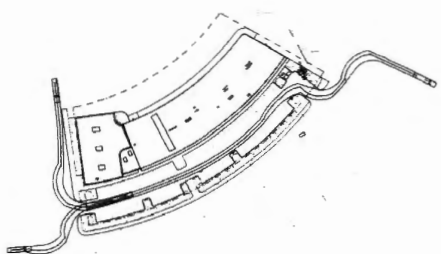
3. 1/2" = 1' PLAN TURNING DIAGRAM



1. 1/2" = 1' PLAN TURNING DIAGRAM



2. 1/2" = 1' PLAN TURNING DIAGRAM

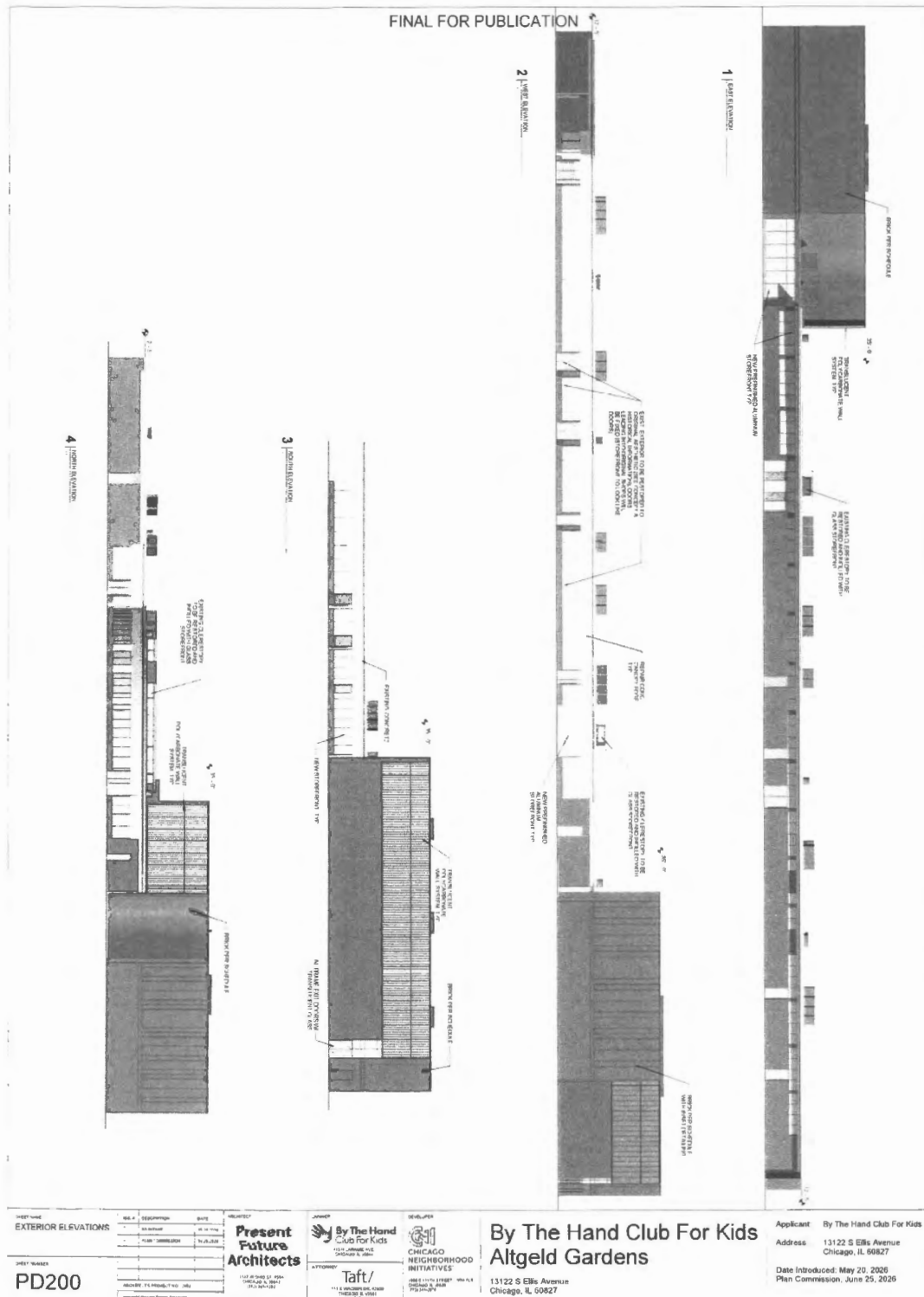


3. 1/2" = 1' PLAN TURNING DIAGRAM

1. 1/2" = 1' PLAN TURNING DIAGRAM

2. 1/2" = 1' PLAN TURNING DIAGRAM

SHEET NUMBER PD007	PREPARED BY PRESENT FUTURE ARCHITECTS 111 E. CHICAGO ST. #200 CHICAGO, IL 60601	DESIGNED BY By The Hand Club For Kids 13122 S. ELLE AVENUE CHICAGO, IL 60627	CHECKED BY Taft/ 111 E. CHICAGO ST. #200 CHICAGO, IL 60601	DEVELOPER CHICAGO NEIGHBORHOOD INITIATIVES 13122 S. ELLE AVENUE CHICAGO, IL 60627	Applicant: By The Hand Club For Kids Address: 13122 S. Elle Avenue Chicago, IL 60627 Date Introduced: May 20, 2025 Plan Commission: June 25, 2025
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AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF
AREAS SHOWN ON MAP NO. 1-G.

(As Amended)

(Application No. 22971T1)

(Common Address: 1313 -- 1315 W. Ancona St.)

[SO2026-0022460]

(Committee Meeting Held May 19, 2026)

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 May 19, 2026, the following item was passed by a majority of the members present:

Page 1 contains Document Number SO2026-0022460 for zoning reclassification of Map Number 1-G located at 1313 -- 1315 West Ancona Street.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Sincerely,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the said 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Ancona Street; a line 574.06 feet east of and parallel to North Noble Street; a line 60 feet south of and parallel to West Ancona Street; and a line 502 feet east of and parallel to North Noble 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; Basement, First, Second and Third Floor Plans;
and North, South, East and West Building Elevations
attached to this ordinance printed on
pages 47885 through 47887
of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

File No. 22971-T1

17-13-0303-C(1) Substitute Type 1 Narrative & Plans – 1313-15 W. Ancona St., Chicago, IL

Proposed Zoning: RM-4.5 Residential Multi-Unit District

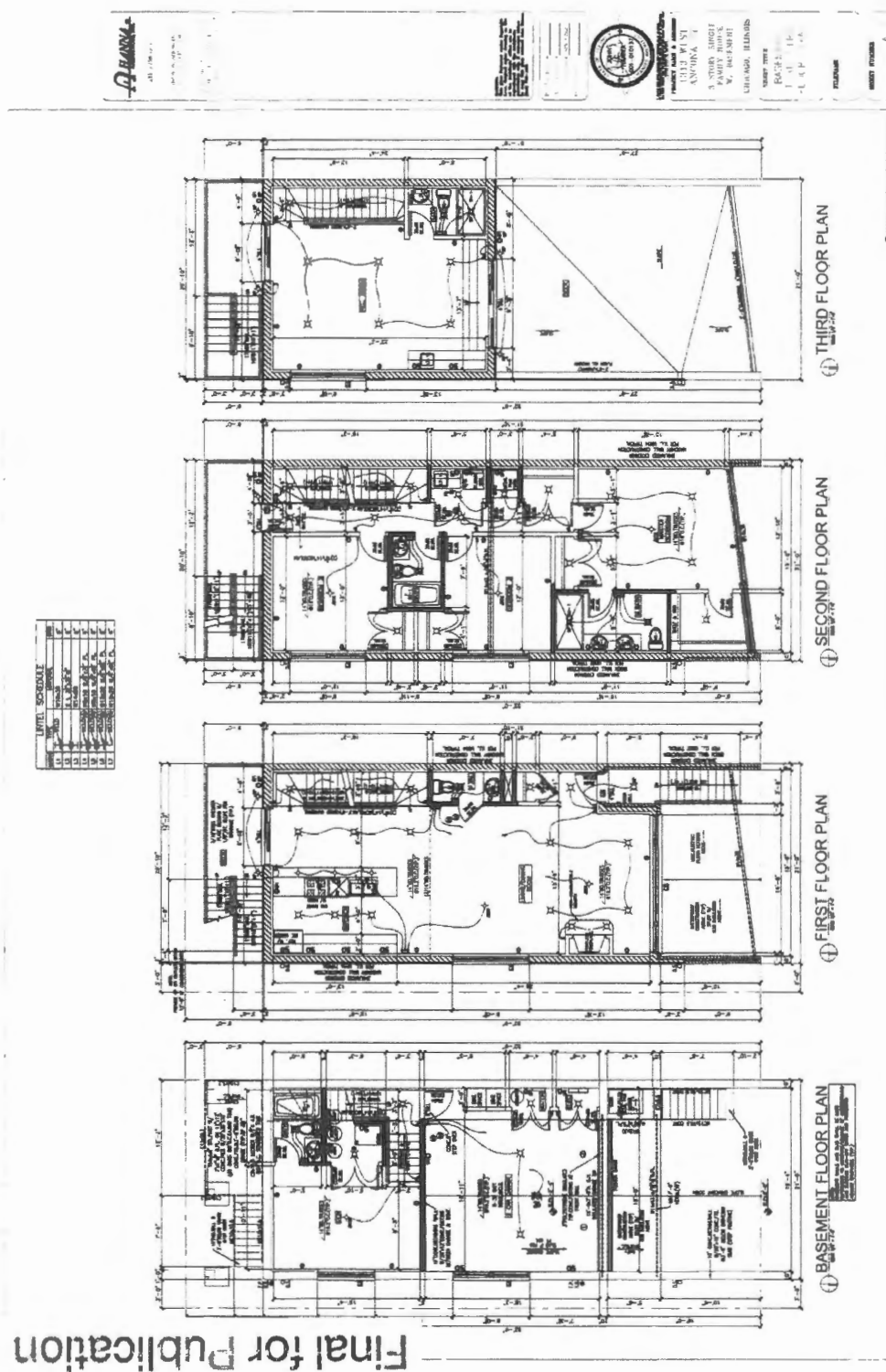
Lot Area: 4,323.6 sq. ft.

Proposed Land Use: The Applicant is proposing to redevelop the subject property with three (3) new single-family residences. The proposed buildings will all be three-stories in height and will feature an attached garage with two (2) off-street parking spaces within the basement of each building. The proposed single-family homes will measure approximately 37 ft.-10 in. in height. 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 rear setback for each single-family residence from the required 16.8 ft. to 2 ft., reduce the front setback from the required 7.2 ft. to zero, reduce the rear yard open space from the required 93.6 sq. ft. to zero, reduce the combined side setback from the required 4.8 ft. to 4 ft.-2 inches (east side setback at 3 ft.; west side setback at 14 in.), and is seeking all relief necessary, as allowed by the code, per the attached plans.

- (A) The Project's Floor Area Ratio: 2,443 each home (1.7)
- (B) The Project's Density (Minimum Lot Area Per D.U.): 1,441.2 square feet per D.U.
(3 single-family residences)
- (C) The amount of off-street parking: 6 parking spaces total
(2 parking spaces for each residence)
- (D) Setbacks:
 - a. Front Setback: zero feet (proposed)
 - b. Side Setbacks:
 - West Side: 14 inches (proposed)
 - East Side: 3 feet (proposed)
 - c. Rear Setback: 2 feet (proposed)

*The Applicant is seeking to reduce the rear setback for each single-family residence from the required 16.8 ft. to 2 ft., reduce the front setback from the required 7.2 ft. to zero, reduce the combined side setback from the required 4.8 ft. to 4 ft.- 2 inches (east side setback at 3 ft.; west side setback at 14 in.).

- (E) Building Height: 37 feet-10 inches (proposed)



ISSUANCE OF PERMITS, FREE OF CHARGE, FOR LANDMARK PROPERTY AT
3351 S. GILES AVE.

[Or2026-0026050]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed order transmitted herewith.

Sincerely,

(Signed) GILBERT VILLEGAS,
Chair.

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

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

Nays -- None.

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

The following is said order as passed:

WHEREAS, Section 2-120-815 of the Municipal Code provides that the Chicago City Council may, by passage of an appropriate order, waive any fees charged by the City for any permit for which approval of the Commission on Chicago Landmarks (the "Commission") is required, in accordance with Chapter 2-120 of the Municipal Code; and

WHEREAS, The permits identified below require Commission approval, in accordance with Section 2-120-740 of the Municipal Code; now, therefore,

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

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

SECTION 2. The Commissioners of the Departments of Buildings, Finance, and Fire, and the Zoning Administrator are hereby directed to issue those permits for which approval of the Commission on Chicago Landmarks is required pursuant to Chapter 2-120 of the Municipal Code free of charge for the property at:

Address: 3351 South Giles Avenue (full address of "Property")

District/Building: Calumet-Giles-Prairie Historic District

for work generally described as: proposed construction of a new 2½ story, masonry, single-family residence with a raised entrance, roof deck, and detached one-story garage.

Owner: Corey Christopher Black

Owner's Address: 3334 South Giles Avenue

City, State, Zip: Chicago, Illinois 60616

SECTION 3. The fee waiver authorized by this order shall be effective from July 1, 2026 through February 1, 2027, and shall not apply to additional developer service fees, stop-work order fees or any fines.

SECTION 4. That the permit purchaser for the Property shall be entitled to a refund of City fees for which it has paid and which are exempt pursuant to Section 1 hereof.

SECTION 5. This order shall be in force and effect upon its passage.

DESIGNATION OF CHICAGO DAILY NEWS BUILDING AT 2 N. RIVERSIDE PLZ./
400 W. MADISON ST. AS CHICAGO LANDMARK.

[O2026-0026117]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed ordinance transmitted herewith.

Sincerely,

(Signed) GILBERT VILLEGAS,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 Chicago Daily News Building (the "Building"), located at 2 North Riverside Plaza/400 West Madison Street, Chicago, Illinois, and legally described in Exhibit 1, attached hereto, satisfies five (5) criteria

for landmark designation as set forth in Sections 2-120-620 (1), (3), (4), (5), and (7) of the Municipal Code; and

WHEREAS, From its completion in 1929 until 1960, the Building was owned and occupied by one of the United States' most prominent and innovative daily newspapers, Chicago Daily News. This paper was the first mass-circulating, daily newspaper in Chicago, and was widely recognized for the quality of its writers and cartoonists, and for its pioneering foreign news service, which served as a model for other American newspapers; and

WHEREAS, The Building is one of the first that was designed with its primary orientation to the Chicago River, in fulfillment of one of the goals of the widely influential 1909 Plan of Chicago, which was developed by Daniel H. Burnham and Edward Bennett; and

WHEREAS, Widely recognized as a "newspaperman's newspaper", Chicago Daily News employed a host of notable writers and cartoonists, including Eugene Field, Vaughn Shoemaker, Finley Peter Dunne, Paul Scott Mowrer, Edward Ansel Mowrer, John T. McCutcheon, George Ade, Edward Price Bell, Carl Sandburg, Ben Hecht, Peter Lisagor, Robert Joseph Casey, Edwin A. Lahey, John Gunther, Lois Wille, and Mike Royko. Thirteen Pulitzer Prizes were awarded to the paper between 1925 and 1972, including the first Pulitzer Prize awarded to a Chicago newspaper and the first Pulitzer awarded for foreign correspondence; and

WHEREAS, Melville Elijah Stone and Victor Fremont Lawson, founders of the Chicago Daily News, are two of the most remarkable figures in journalistic history whose principles of independence and integrity, innovative management, and insistence on concise, appealing writing made the Chicago Daily News one of the most respected newspapers in the United States and helped to shape journalism in the 20th century; and

WHEREAS, During his over two decades at the Chicago Daily News, legendary editor Henry Justin Smith nurtured writers who would go on to literary fame, including Ben Hecht, who became a successful playwright and an influential, Academy Award-winning screenwriter and whose play-turned-movie *The Front Page* captured the zeitgeist of Chicago's cut-throat newspaper competition at the turn of the 20th century; and Carl Sandburg, who reported on societal causes of the 1919 Chicago Race Riots for the paper while working on the poem "Chicago" and who would go on to become one of America's most cherished poets; and

WHEREAS, The Chicago Daily News' pioneering foreign news service, established in 1898, became a model for other American newspapers and had an international reputation for employing some of the best correspondents in the world. Among the standouts were the newspaper's first correspondent, Edward Price Bell, who oversaw the European bureaus from London and whose work led him to be nominated for the Nobel Peace Prize; Paul Scott Mowrer and his brother Edgar Ansel Mowrer, both of whom won Pulitzer Prizes for their foreign correspondence; and John Gunther, who reported from dozens of world capitals before writing the successful *Inside* book series;

reported from dozens of world capitols before writing the successful *Inside* book series; and

WHEREAS, The Chicago Daily News had a series of well-respected, syndicated columnists and cartoonists who used humor to comment on Chicago and larger social and political issues, including Eugene Field, John T. McCutcheon, George Ade, and Pulitzer Prize winners Vaughn Shoemaker and Mike Royko; and

WHEREAS, The Building is a significant Art Deco skyscraper that epitomizes the style with its bold geometric form, use of setbacks (influenced by the 1923 Chicago zoning ordinance), and modern stylized ornament. The Building exhibits fine craftsmanship and detailing in its use of materials, including limestone, granite, marble, and bronze- and silver-finished metal; and

WHEREAS, The Building's bas-relief panels and sculptural ornament by noted Illinois artist Alvin W. Meyer are excellent examples of Art Deco design using symbolic and figurative references to the history of writing, printing, and American newspaper publishing; and

WHEREAS, The Building is significant as the first major office building in Chicago to be constructed using air rights over railroad tracks and for its innovative engineering solutions to the difficulties of such sites, including its truss and cantilevered framing system over railroad tracks and its novel venting system for railroad engine exhaust. Additionally, its pedestrian concourse was an inventive solution to the separation of pedestrian and vehicular traffic which linked to a commuter railroad station; and

WHEREAS, The Building's riverfront plaza was the first public plaza for a private office building in Chicago and ranks as one of the earliest in the United States, predating New York's Rockefeller Center by several years; and

WHEREAS, The Building has been noted by critics for its architectural excellence and innovation since its completion in 1929. The design and construction of the Building was covered in numerous architectural journals, newspapers, and magazines, and has been cited by architectural historians as a significant example of Art Deco architecture. The Building was also awarded gold medals from the Chicago chapter of the American Institute of Architects and the Architectural League of New York; and

WHEREAS, The Building is the work of Holabird & Root, one of the most significant early 20th-century Chicago architectural firms and the successor firm to Holabird & Roche, whose "Chicago School" buildings influenced the development of modern steel-and-glass skyscrapers; and

WHEREAS, The firm, led by partners John A. Holabird (1886 -- 1945) and John Wellborn Root, Jr. (1887 -- 1963), was preeminent in the United States for its innovative, stepped-back commercial skyscrapers, with their crisp geometric forms, recessed vertical bands, and modern ornament; and

WHEREAS, Gilbert Hall (1884 -- 1971), one of the firm's chief designers and a nationally important draftsman and architectural renderer, was an important contributor to the Building's distinctive appearance; and

WHEREAS, With its riverfront plaza and dramatic setback design, the Building is one of most prominent historic buildings along the South Branch of the Chicago River; and

WHEREAS, In combination with the neighboring Civic Opera Building, the Building creates a distinctive cross-river urban ensemble, second only to the grouping formed around the Michigan Avenue Bridge by the Tribune Tower and the Wrigley, London Guarantee, and 333 North Michigan buildings; and

WHEREAS, Consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; and

WHEREAS, On May 7, 2026, 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.
- The riverfront plaza spanning from Madison Street to Washington Street, including but not limited to the fountain, balustrades, obelisks, and light fixtures overlooking the river.
- The basement 1 dock arcade (river wall) facing the Chicago River. The dock interior is not considered significant.
- The first-floor, southwest (Madison Street) Building vestibule, corridor/lobby, two elevator lobbies, and stair up to the second-floor lobby. The existing non-historic ADA lift in the vestibule and non-historic lighting throughout are not considered significant historical and architectural features for the purposes of this Chicago landmark designation, as depicted in Exhibit 2.

- The second-floor, southwest Building lobby and the stair down to the first-floor lobby, and the two elevator lobbies, including the north corridor. Existing non-historic turnstiles, security desk, screen walls, bench seating, and overhead lighting are not considered significant historical and architectural features for the purposes of this Chicago landmark designation, as depicted in Exhibit 3.
- The double-height, second-floor concourse spanning from the east riverfront entrance to the west bridge to the Ogilvie Transportation Center, as depicted in Exhibits 2 and 3, including but not limited to the following:
 - Overall spatial volume of the double-height concourse and upper-level arcade;
 - Stone wall finishes, revealed finished returns on the columns and detailing, historic display cases, and grilles;
 - Ornamental exterior east entrance surround and two side entrance vestibules flanking the main east entrance to the concourse;
 - Outer lobby connecting the concourse to the second-floor lobby;
 - The non-historic digital screen on the west wall of the concourse is not a significant historical or architectural feature for the purposes of this Chicago landmark designation. In-kind replacement of this screen shall be allowed by the Commission.

For the purposes of Section 2-120-740 of the Municipal Code, the following "Additional Guidelines -- General" shall apply to the Building:

To the extent the significant historical and architectural features are specifically identified in the designation ordinance, the Commission's review of work proposed for these spaces should ensure that the historic features and character of the interior and exterior of the Building and the riverfront plaza are preserved long-term while allowing reasonable flexibility to meet continuing and new needs, whether related to the continued current uses of the riverfront plaza and the interior and exterior of the Building or in accommodating future uses and to the extent such consideration is not otherwise inconsistent with the intent of the Chicago Landmarks Ordinance.

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.

[Exhibits 2 and 3 referred to in this ordinance
printed on pages 47898 and
47899 of this *Journal*.]

Exhibit 1 referred to in this ordinance reads as follows:

Exhibit 1.

Legal Description.

(Subject To Final Survey And Title Commitment)

Parcel 1:

The west 100 feet of Lot 3 in Chicago Union Station Company's Resubdivision of Block 51 in the original town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, excepting however from said west 100 feet of Lot 3 all that part thereof lying below a triangular plane bound by a line commencing in the north line of West Madison Street at a point 100 feet east of the southwest corner of said Lot 3 and 17 feet above City Datum and running thence west along the north line of West Madison Street to a point which is 23.965 feet east of the east line of Canal Street as now existing and 16.2 feet above City Datum; thence northeasterly by a straight line to a point in the east line of the west 100 feet of Lot 3 aforesaid which is 119.8 feet south (measured along said east line) of the south line of West Washington Street and 18.54 feet above City Datum; thence south along said east line to a point of beginning in the north line of West Madison Street 17 feet above City Datum as aforesaid; the said premises excepted as aforesaid are referred to as "Excepted Space" in the Warranty Deed from Chicago Union Station Company to Chicago Daily News Printing Company dated on August 1, 1927 and recorded on December 24, 1927 as Document Number 9880959 the term Datum whenever used means Chicago City Datum as existing on August 1, 1927, in Cook County, Illinois.

Parcel 3:

Lot 1 in Chicago Union Station Company's Resubdivision of Block 51 in original town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

All that portion of Lot 2 and Lot 3 (except the west 100 feet thereof) in Chicago Union Station Company's Resubdivision of Block 51 in the original town of Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying and being above two certain planes herein designated respectively as Numbers 1 and 2 which are described and bound as follows: Number 1 is a triangular plane bounded by a line commencing in the north line of West Madison Street at a point 100 feet east of the southwest corner of Lot 3 in Chicago Union Station Company's Resubdivision of Block 51 of the original towns of Chicago and 17 feet above City Datum; thence running north to a point in the south line of West Washington Street 100 feet east of the northwest corner of said Lot 3, and 19.21 feet above City Datum; thence southeasterly by a straight line to the north line of West Madison Street at a point which is in the southeast corner of said Lot 3 and is 18.5 feet above City Datum; thence west along the north line of West Madison Street 88.29 feet more or less to the point of beginning 17 feet above City Datum as foresaid and Number 2 is a plane bound by a line commencing at a point in the south line of West Washington Street 100 feet east of the northwest corner of Lot 3 in Chicago Union Station Company's Resubdivision of Block 51 of the original town of Chicago and 19.21 feet above City Datum; thence running east along the south line of West Washington Street to a point in the northeast corner of Lot 2 in said Chicago Union Station Company's Resubdivision of Block 51 of original town of Chicago 19.21 feet above City Datum; thence south along the east line of said Lot 2 to the north line of West Madison Street at a point in the southeast corner of said Lot 2 which is 18.5 feet above City Datum; thence west along the north line of said West Madison Street 30 feet more or less to a point which is the southeast corner of said Lot 3 and 185 feet above City Datum; thence northwesterly by a straight line to the point of beginning in the south line of West Washington Street 19.21 feet above City Datum as aforesaid (the term City Datum whenever used means Chicago City Datum as existing on August 1, 1927) in Cook County, Illinois.

Building Address:

2 North Riverside Plaza/400 West Madison Street
Chicago, Illinois.

Permanent Index Number ("PIN"):

17-09-343-007-0000.

EXHIBIT 2
CHICAGO DAILY NEWS BUILDING

FIRST FLOOR
MAP SHOWING LOCATION OF INTERIOR SIGNIFICANT HISTORICAL AND
ARCHITECTURAL FEATURES

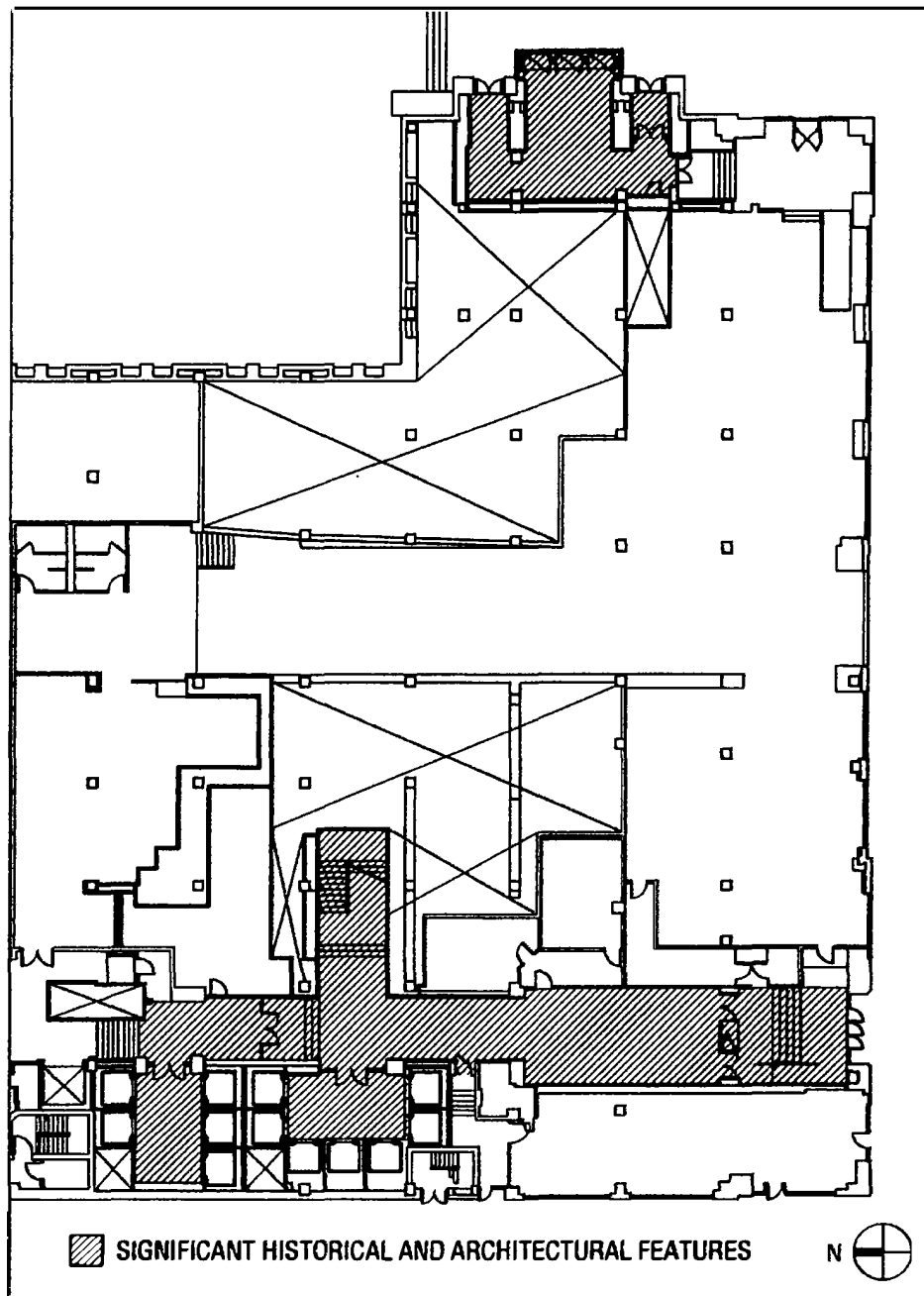
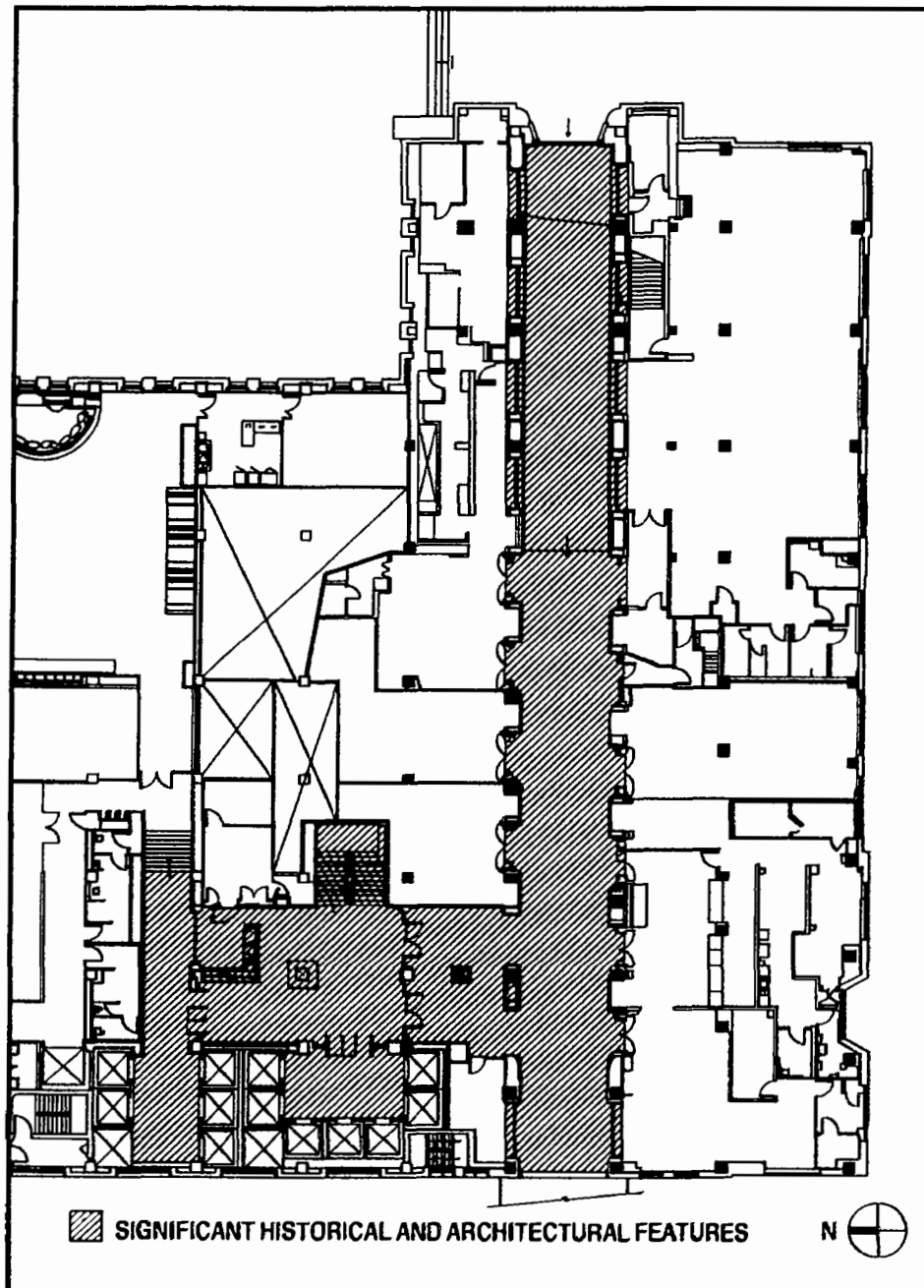


EXHIBIT 3
CHICAGO DAILY NEWS BUILDING

SECOND FLOOR
MAP SHOWING LOCATION OF INTERIOR SIGNIFICANT HISTORICAL AND
ARCHITECTURAL FEATURES



ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed orders transmitted herewith.

Sincerely,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Villegas, the said proposed orders and substitute order 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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):

3319 N. Ashland Ave.

[Or2026-0026133]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Zarminali Health, 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: 3319 North Ashland Avenue, Chicago, Illinois 60687

Zoning District: B3-2

DOB Sign Permit Application Number: 101084461

Sign Details:

1. On-premises: X Or Off-premises:
2. Static sign: X Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number:
5. Dimensions: length, 47 feet, 7 inches; height, 3 feet, 6 inches
Total square feet in area: 167 feet, inches
6. Height above grade: 14 feet, inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Signco

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.

8750 W. Bryn Mawr Ave.

[SOr2026-0026047]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: The Boyd Group (US), 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: 8750 West Bryn Mawr Avenue, Chicago, Illinois 60631

Zoning District: Planned Development Number 258

DOB Sign Permit Application Number: 101085768

Sign Details:

1. On-premises: X Or Off-premises:
2. Static sign: X Or Dynamic-image display sign:
3. Number of sign faces: 3
4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number:
5. Dimensions: length, 18 feet, 9 inches; height, 4 feet, 9 inches
Total square feet in area: 89
6. Height above grade: 178 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 (TGC10541)

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.

2551 W. Cermak Rd.

[Or2026-0026124]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Tony's Finer Foods Enterprises LLC, doing business as Tony's Fresh Market
(* 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: 2551 West Cermak Road, Chicago, Illinois 60608

Zoning District: Planned Development Number 321

DOB Sign Permit Application Number: 101084378

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, 27 feet, 0 inches; height, 10 feet, 0 inches
Total square feet in area: 270
6. Height above grade: 37 feet, 0 inches to top of sign or sign structure
7. Elevation (side of building or lot where the sign will be erected): Northwest
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.

511 N. Columbus Dr.

[Or2026-0027295]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Embassy Suites by Hilton

(* 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: 511 North Columbus Drive, Chicago, Illinois 606__

Zoning District: Planned Development Number 368

DOB Sign Permit Application Number: 101085092

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): X

If yes, Public Way Use Number: Not Applicable

5. Dimensions: length, 15 feet, 10 inches; height, 7 feet, 3 inches

Total square feet in area: 114 feet, 7 inches

6. Height above grade: 86 feet, inches (original document unclear)
7. Elevation (side of building or lot where the sign will be erected): South Elevation
8. Name of Sign Contractor/Erector: All-Right Sign

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3577 W. Grand Ave.
(Permit No. 101078857)

[Or2026-0026336]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: AutoZone, 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: 3577 West Grand Avenue, Chicago, Illinois 60651

Zoning District: B3-1

DOB Sign Permit Application Number: 101078857

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, 24 feet, 4 inches; height, 4 feet, inches
Total square feet in area: 97 feet, 3 inches
6. Height above grade: 28 feet, inches
7. Elevation (side of building or lot where the sign will be erected): 23 feet, 8 inches
8. Name of Sign Contractor/Erector: Vision Sign & Design LLC

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

3577 W. Grand Ave.
(Permit No. 101078896)

[Or2026-0026334]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: AutoZone, 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: 3577 West Grand Avenue, Chicago, Illinois 60651

Zoning District: B3-1

DOB Sign Permit Application Number: 101078896

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, 36 feet, 8 inches; height, 3 feet, 6 inches
Total square feet in area: 128 feet, 4 inches
6. Height above grade: 27 feet, 6 inches
7. Elevation (side of building or lot where the sign will be erected): 23 feet, 8 inches
8. Name of Sign Contractor/Erector: Vision Sign & Design LLC

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

6720 W. Grand Ave.

[Or2026-0027296]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: McGrath Honda

(* 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: 6720 West Grand Avenue, Chicago, Illinois 60607

Zoning District: C2-1

DOB Sign Permit Application Number: 101085555

Sign Details:

1. On-premises: X Or Off-premises:
2. Static sign: X Or Dynamic-image display sign:
3. Number of sign faces: 2
4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number:
5. Dimensions: length, 10 feet, 0 inches; height, 20 feet, 0 inches
Total square feet in area: 100 feet, 0 inches
6. Height above grade: 24 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): Roof, replacing existing same for same
8. Name of Sign Contractor/Erector: Bright Light Sign Co.

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.

3338 W. Lake St.

[Or2026-0026125]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Firebird Community Arts

(* 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: 3338 West Lake Street, Chicago, Illinois 60612

Zoning District: C3-2

DOB Sign Permit Application Number: 10108686

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, 16 feet, 9 inches; height, 6 feet, 11¾ inches
Total square feet in area: 117 feet, 3 inches
6. Height above grade: 1 foot, inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: All Right Sign Company

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

12 W. Maple St.

[Or2026-0027272]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Invicta Fitness Goldcoast 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: 12 West Maple Street, Chicago, Illinois 60610

Zoning District: DX-7

DOB Sign Permit Application Number: 101085394

Sign Details:

1. On-premises: X Or Off-premises:
2. Static sign: Or Dynamic-image display sign: X
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): Yes
If yes, Public Way Use Number: BACP2260655
5. Dimensions: length, 14 feet, 2 inches; height, 4 feet, 1 inch
Total square feet in area: 58 feet, inches
6. Height above grade: 36 feet, inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Roth Co. Signs & Design, 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.

6623 S. Dr. Martin Luther King, Jr. Dr.
(Permit No. 101082064)

[Or2026-0026330]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Project H.O.O.D. Communities Development Corporation

(* 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: 6623 South Dr. Martin Luther King, Jr. Drive, Chicago, Illinois 60637

Zoning District: C1-2

DOB Sign Permit Application Number: 101082064

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, 46 feet, 6 inches; height, 24 feet, 8 inches
Total square feet in area: 1,147 feet, inches
6. Height above grade: 63 feet, 9 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Martin Branding Group, 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.

6623 S. Dr. Martin Luther King, Jr. Dr.
(Permit No. 101082562)

[Or2026-0026333]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Project Hood Communities Development Corporation

(* 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: 6623 South Dr. Martin Luther King, Jr. Drive, Chicago, Illinois 60637

Zoning District: C1-2

DOB Sign Permit Application Number: 101082562

Sign Details:

1. On-premises: X Or Off-premises:
2. Static sign: X Or Dynamic-image display sign:
3. Number of sign faces: 1
4. Projecting over the public way (Yes or No): No
If yes, Public Way Use Number:
5. Dimensions: length, 29 feet, 0 inches; height, 13 feet, 6 inches
Total square feet in area: 391.5 feet, inches
6. Height above grade: 34 feet, 10 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Martin Branding Group, 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.

835 N. Michigan Ave.
(Permit No. 101084931)

[Or2026-0027283]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Eric Hsueh

(* 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: 835 North Michigan Avenue, #100, Chicago, Illinois 60611

Zoning District: DX-12

DOB Sign Permit Application Number: 101084931

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: BACP2253417
5. Dimensions: length, 18 feet, 9 inches; height, 3 feet, 4 inches
Total square feet in area: 62 feet, 6 inches
6. Height above grade: 35 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Sign Services Plus 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.

835 N. Michigan Ave.
(Permit No. 101084932)

[Or2026-0027294]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Eric Hsueh

(* 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: 835 North Michigan Avenue, #100, Chicago, Illinois 60611

Zoning District: DX-12

DOB Sign Permit Application Number: 101084932

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: BACP2253417
5. Dimensions: length, 18 feet, 9 inches; height, 3 feet, 4 inches
Total square feet in area: 62 feet, 6 inches
6. Height above grade: 35 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Sign Services Plus 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.

225 W. Randolph St.

[Or2026-0026291]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Golub Capital 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: 225 West Randolph Street, Chicago, Illinois 60606

Zoning District: DC-16

DOB Sign Permit Application Number: 101084375

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, 73 feet, 0 inches; height, 6 feet, 1 inch
Total square feet in area: 444 feet, 0 inches
6. Height above grade: 400 feet, 0 inches
7. Elevation (side of building or lot where the sign will be erected): West
8. Name of Sign Contractor/Erector: Redmond Construction Corp.

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1242 W. Washington Blvd.
(Permit No. 101084014)

[Or2026-0026279]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Storage Star

(* 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: 1242 West Washington Boulevard, Chicago, Illinois 606__

Zoning District: Planned Development Number 1446

DOB Sign Permit Application Number: 101084014

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: BACP2246679
5. Dimensions: length, 4 feet, inches; height, 16 feet, 8 inches
Total square feet in area: 67 feet, inches
6. Height above grade: 25 feet, 8 inches
7. Elevation (side of building or lot where the sign will be erected): South
8. Name of Sign Contractor/Erector: Nova Signs

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1242 W. Washington Blvd.
(Permit No. 101084016)

[Or2026-0026280]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Storage Star

(* 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: 1242 West Washington Boulevard, Chicago, Illinois 606__

Zoning District: Planned Development Number 1446

DOB Sign Permit Application Number: 101084016

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: BACP2246679
5. Dimensions: length, 4 feet, inches; height, 16 feet, 8 inches
Total square feet in area: 67 feet, inches
6. Height above grade: 25 feet, 8 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Nova Signs

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

1242 W. Washington Blvd.
(Permit No. 101084017)

[Or2026-0026282]

Ordered, That the City Council hereby approves the following sign application submitted by:

Applicant*: Storage Star

(* 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: 1242 West Washington Boulevard, Chicago, Illinois 606__

Zoning District: Planned Development Number 1446

DOB Sign Permit Application Number: 101084017

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: BACP2246679
5. Dimensions: length, 4 feet, inches; height, 16 feet, 8 inches
Total square feet in area: 67 feet, inches
6. Height above grade: 25 feet, 8 inches
7. Elevation (side of building or lot where the sign will be erected): East
8. Name of Sign Contractor/Erector: Nova Signs

To be legal, such sign shall comply with all provisions of Title 17 of the Chicago Municipal Code ("Zoning Ordinance") and all other provisions of the Municipal Code governing the permitting, construction and maintenance and removal of signs and sign structures. Failure of the applicant and the applicant's successors to comply shall be grounds for invalidation or revocation of the sign permit.

CORRECTION OF CITY COUNCIL JOURNAL OF PROCEEDINGS OF
MAY 20, 2026.

[O2026-0027459]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed ordinance transmitted herewith.

Sincerely,

(Signed) GILBERT VILLEGAS,
Chair.

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

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Mosley, Rodríguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Rodríguez-Sánchez, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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 ordinance SO2023-0006454 reclassifying the area shown on Map Number 1-F, as amended, Application Number 22315T1, for the common address of 30 North LaSalle Street, which was passed by the City Council on

May 20, 2026, and which was printed in the *Journal of Council Proceedings of the City of Chicago* of said date on page 43729 is hereby corrected by being replaced in its entirety.

SECTION 2. This ordinance shall take immediate effect upon its passage.

The replacement ordinance reads as follows:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing PD 596 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Washington Street; North LaSalle Street; West Calhoun Place; and a line 200 feet west of and parallel to North LaSalle Street,

to those of the DC-16 Downtown Core District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Ground Level Landscape Plan; Ground Level Floor Plan; Levels 02, 03, 04, 05, 06, 07, 08, 09, 10, 12, 13, 14, 15, 16 and 18 Floor Plans; Levels 11 – Residential Amenity; Level 19, 43 and 44 -- Office Amenities; Rooftop – Office Roof Top Pavilion; Open Space Diagrams; Building Elevations; and Building Sections attached to this ordinance printed on pages 47924 through 47935 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

Final for Publication

NARRATIVE AND PLANS TYPE 1 ZONING MAP AMENDMENT APPLICATION

Applicant: 30 North LaSalle Owner, LLC
Property Location: 30 North LaSalle, Chicago, Illinois
Proposed Zoning: DC-16 Downtown Core District
Lot Area: 36,574 square feet

30 North LaSalle Owner, LLC, is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 30 North LaSalle Street. The Applicant requests a re-zoning from Planned Development Number 596 to DC-16 Downtown Core District, together with approval of an administrative adjustment to allow alternative compliance with on-site open space standards, along with all other relief necessary, as allowed by code, for the attached plans.

The building at 30 North LaSalle Street is a 44-story glass and steel office tower designed by Texas architect Thomas E. Stanley II and completed in 1974. The building is best known as the structure that replaced the Old Chicago Stock Exchange, a distinctive Adler and Sullivan-designed commercial building that was demolished in 1972 despite fierce protests from preservationists. Chicago preservationist and architectural photographer Richard Nickel, known for his tireless efforts to document and preserve the works of Louis Sullivan, lost his life during the demolition of the Stock Exchange. The demolition of the Stock Exchange served as a galvanizing moment for the historic preservation movement in Chicago, leading to the formation of the Landmarks Preservation Council (later Landmarks Illinois) and ushering in a new era of sophisticated, organized, and effective advocacy that would preserve many of the city's most architecturally significant buildings.

The Applicant proposes to renovate and adaptively reuse a portion of the existing building to create 349 dwelling units, residential amenity areas, and residential lobby space. New residential amenity spaces would be provided at ground level and Level 11. Based on the proposed number of dwelling units, Section 17-4-0410 requires a total of 12,564 sf of on-site open space. The Applicant proposes to provide a total of 11,762 sf of open space, consisting of 9,223 sf of open space at ground level and 2,539 sf of open space on Level 11. A dog run would be provided at ground level. An exterior terrace would be provided at Level 11. Additional residential amenities include a fitness center, bocce ball court, studio and party room on Level 11, co-working space on Level 2, and an indoor bike room at ground level. Bike parking would be provided at a 1:1 ratio for the dwelling units. The remainder of the building would remain available for renovation and re-occupancy with office and commercial uses. Separate amenity spaces are proposed for the remaining office areas.

The site is a transit-served location due to its proximity to the Washington/Wells Brown Line CTA Station, the Monroe Red Line CTA Station, Metra Ogilvie Transportation Center, Union Station, and designated CTA bus line corridor segments. The DC-16 District does not impose any minimum parking requirements for non-residential uses, other than hotel and theater uses which are not relevant to this building. The existing building is being designated as a Chicago Landmark. Pursuant to Section 17-10-0102-A, no additional off-street parking or loading spaces are required for rehabilitation or reuse of an official Chicago Landmark building.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio

i.	Lot area:	36,574 sf
ii.	Total proposed building area:	1,051,041 sf
iii.	Proposed FAR:	28.74*

Address: 30 N. LaSalle, Chicago, Illinois
 1630238562.2
 1630238562.2

Final for Publication

*Note: The existing building consists of 1,049,451 sf of built floor area, equating to a floor area ratio (FAR) of 28.69. The maximum permitted FAR pursuant to PD 569 is 28.5. To address the existing nonconforming FAR and the additional 1,590 sf of floor area to be added with development of the project, the Applicant will separately seek approval of a waiver in bulk standards pursuant to Section 17-14-0202-L.

The residential project includes removing 1,261 sf of FAR area at Level 2 to create a new double-height residential lobby on Washington Street. At Level 11, modifications include removing 2,913 sf of FAR area to create an exterior roof terrace dedicated to the residential program. Also on Level 11, 3,737 sf of existing mechanical area will be converted to residential amenity program.

The office project would include an increase of 654 sf of FAR area by pushing the storefront at the office lobby out to the stone columns. This modification would partially restore the historic building condition. Approximately 1,130 sf of FAR area would be removed at Level 2 to create a double-height lobby, and approximately 4,563 sf on Level 44 would be removed to create a new double-height lounge space. A new rooftop amenity space would create 7,149 sf of FAR area, resulting from the conversion of existing roof/elevation mechanical space.

The total FAR floor area is proposed to be 1,051,041 sf, which is within 10% of the existing nonconforming FAR floor area, less the proposed FAR floor area to be removed.

- (b) Density (Lot Area Per Dwelling Unit): 104.79 sf/unit
- (c) Amount of off-street parking: None
- (d) Setbacks Existing setbacks will remain unchanged
 - 20' (Washington Street)
 - 19' (LaSalle Street)
 - 10' (Calhoun Street)
 - 12' (East Property Line)
- (e) Building height. 580 feet
- (f) Off-street Loading. Existing loading area along Calhoun will remain

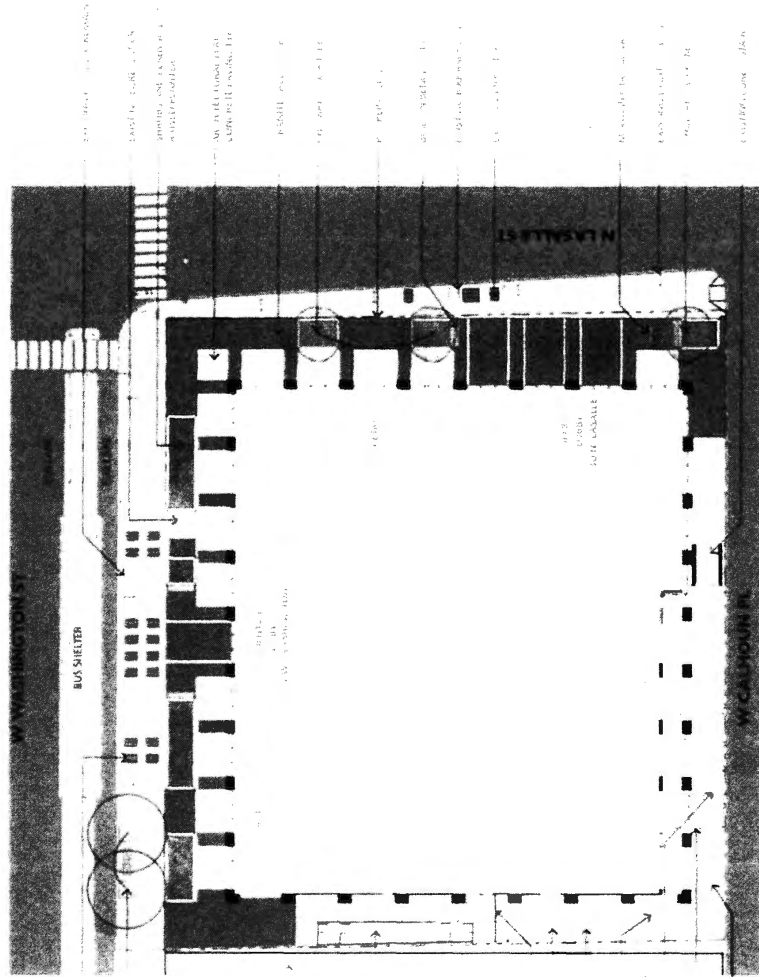
Address. 30 N LaSalle, Chicago, Illinois

330238552.1

1670238562.1

GROUND LEVEL LANDSCAPE PLAN

Final for Publication



ARCH
Architectural, Planning,
Interior and Urban Design

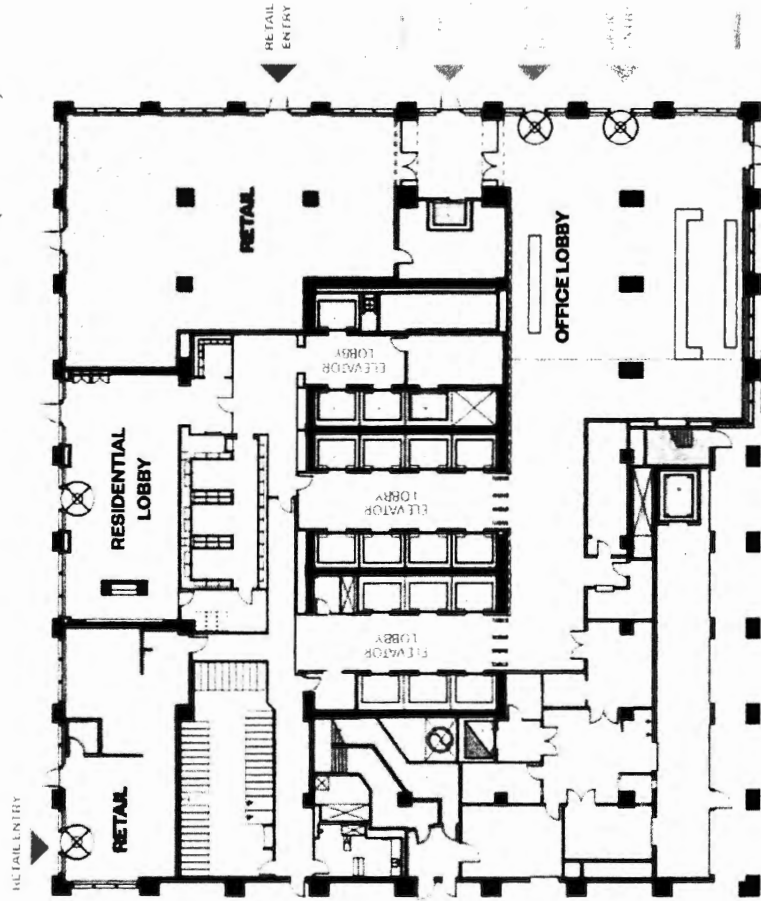
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TIME: 10:00 AM
BY: [Signature]

CONFLUENCE



Final for Publication

GROUND LEVEL



Architectural Planning
Interior and Urban Design



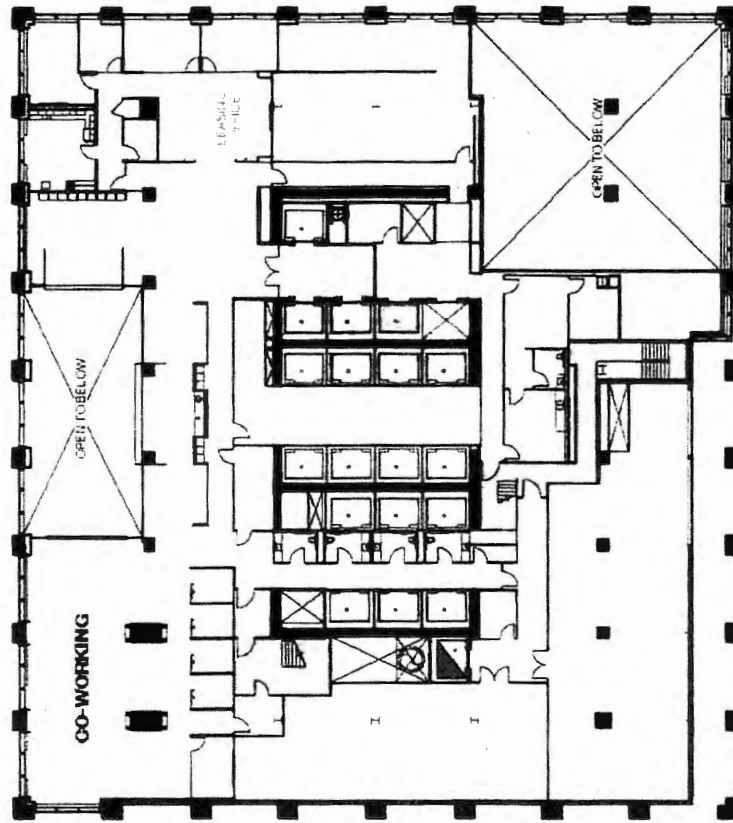
Final for Publication

LEVEL 02

RESIDENTIAL AMENITY

WASHING MACHINE

WASHING MACHINE



02.2020.000
02.2020.000

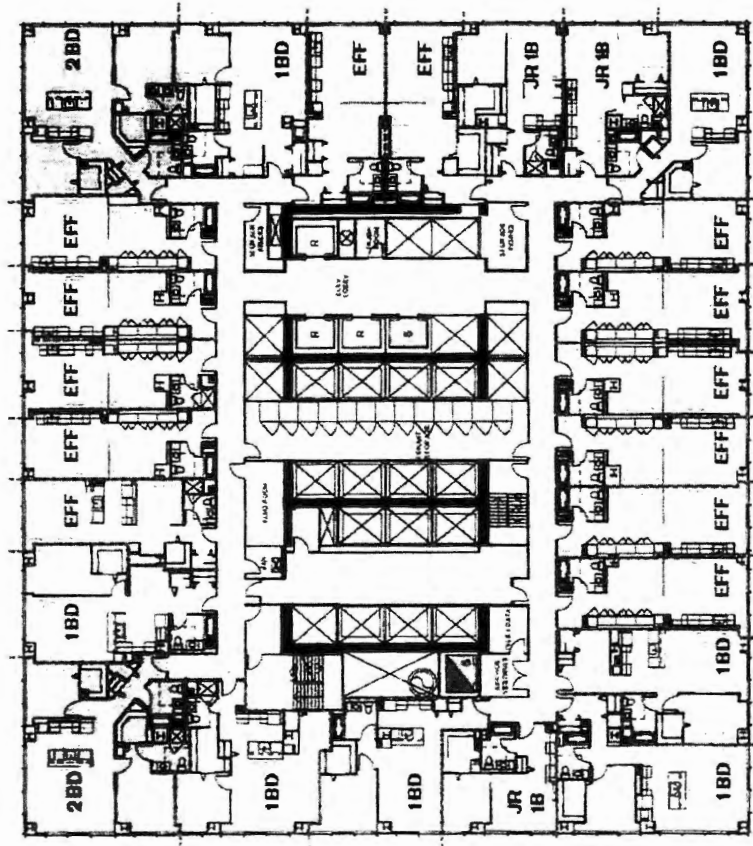
02.2020.000
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02.2020.000

Final for Publication

LEVEL 03 - 10; 12-18
RESIDENTIAL



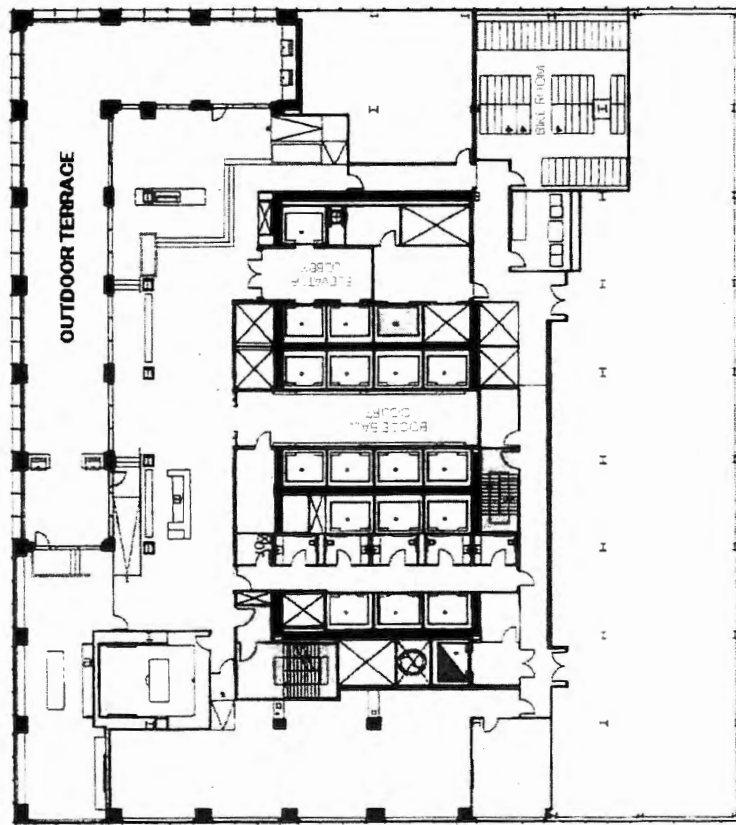
03/20/2020
2020/03/20/2020

03/20/2020
2020/03/20/2020



Final for Publication

LEVEL 11
RESIDENTIAL AMENITY

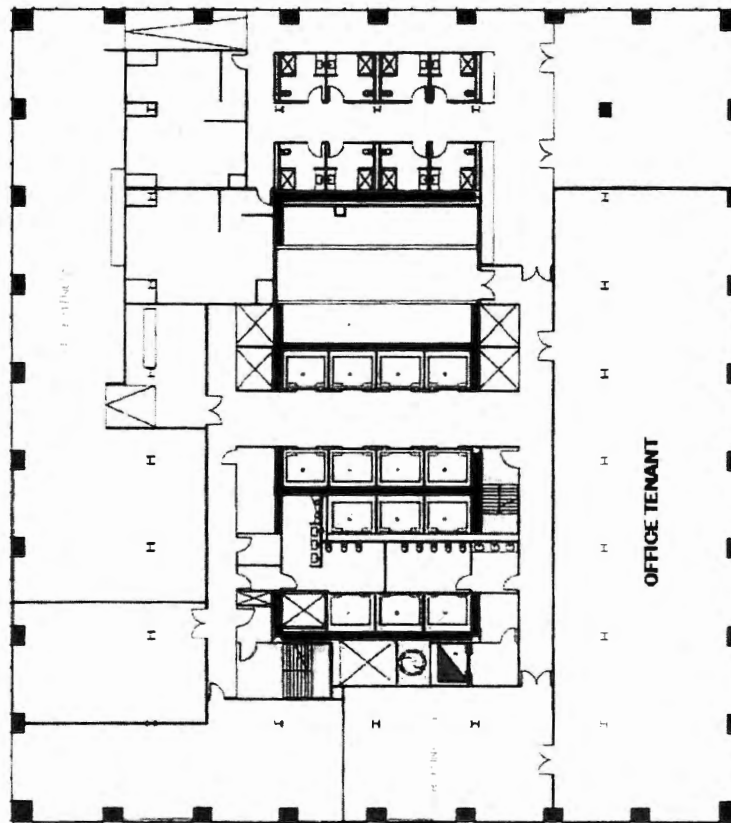


02.05.2026
JIN Lander (JW) 10/10/2026

02.05.2026
JIN Lander (JW) 10/10/2026



LEVEL 19
OFFICE AMENITY

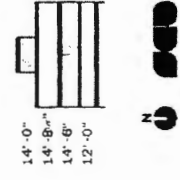
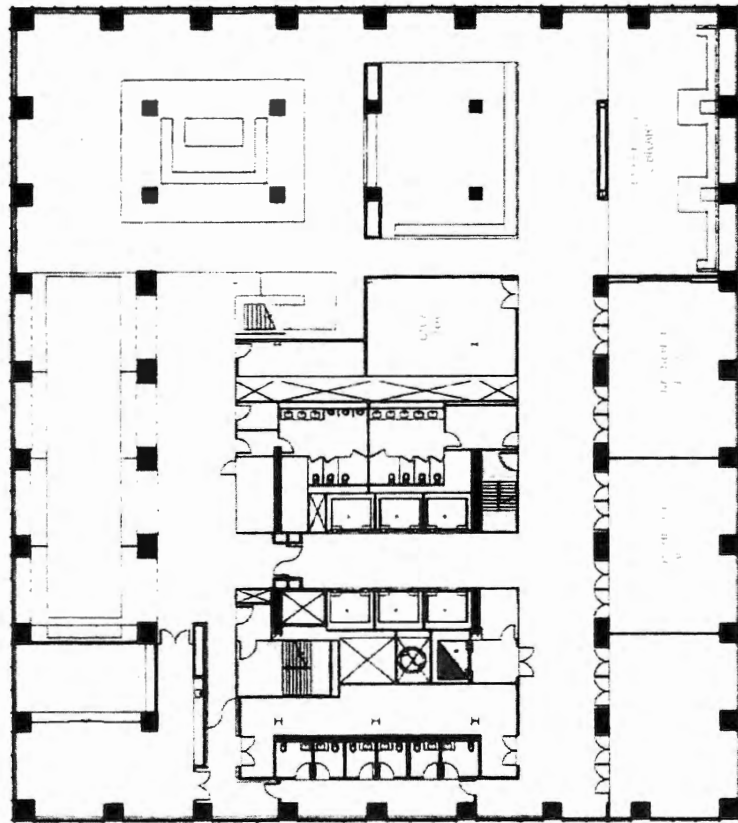


Grand
30N Level 6 of 101 Wauwatosa
On page 11

2009
Architecture Planning
Interiors and Urban Design



Final for Publication
LEVEL 43
 OFFICE AMENITY

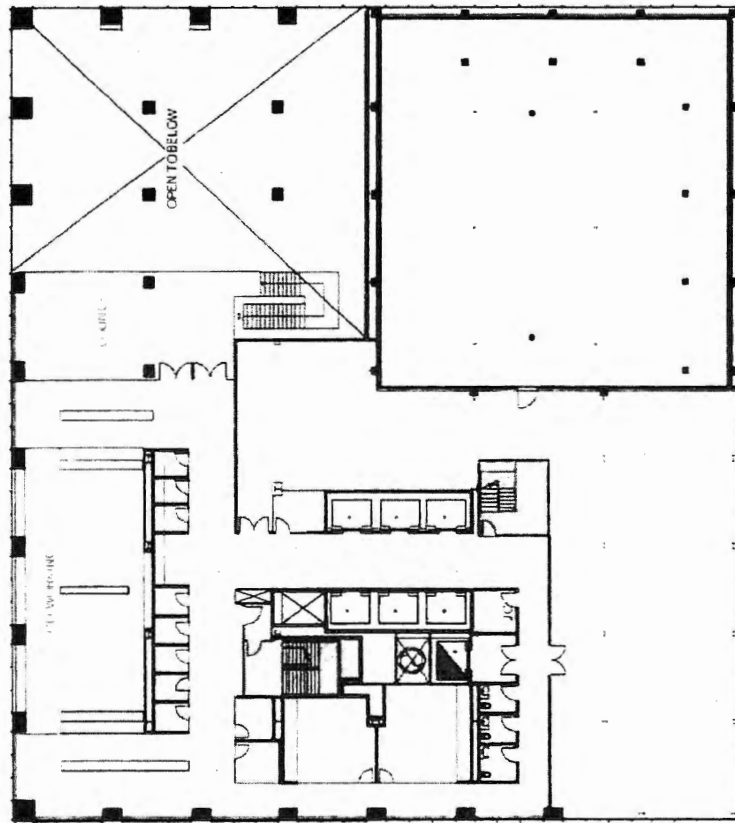


Galati
 2023/01/08
 2023/01/08

Galati
 2023/01/08
 2023/01/08

LEVEL 44
OFFICE AMENITY

Final for Publication



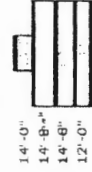
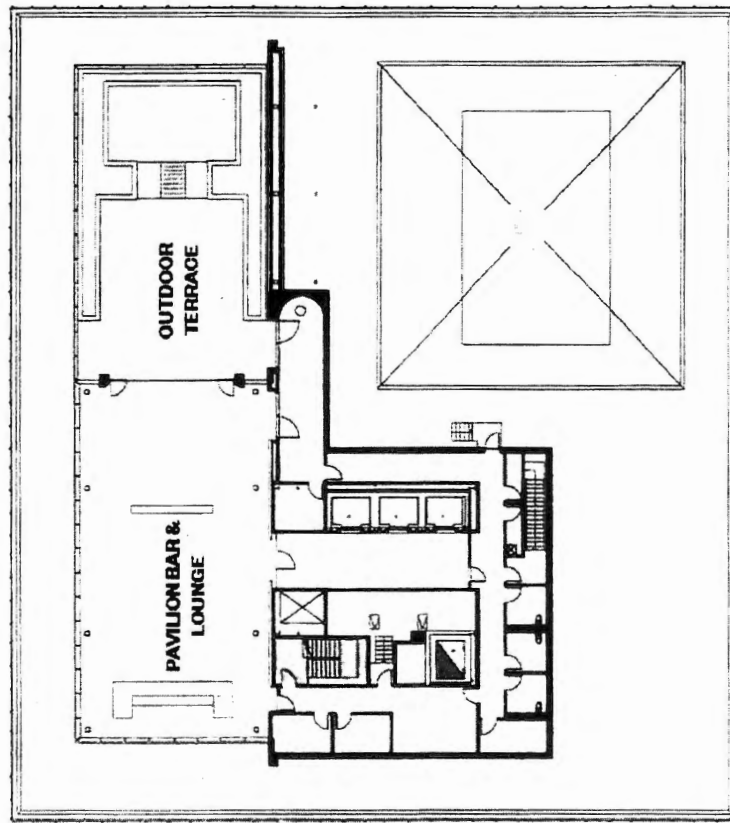
14'-0"	
14'-0"	
14'-6"	433
12'-0"	142



Final for Publication

ROOFTOP

OFFICE ROOFTOP PAVILION



DATE: 07/20/2026
 3571 L. and E. 10th Ave. S.
 CHICAGO, IL 60643

ARCHITECT:
 Anderson & Partners
 Interior and Urban Design

OPEN SPACE DIAGRAMS

161 WASHINGTON

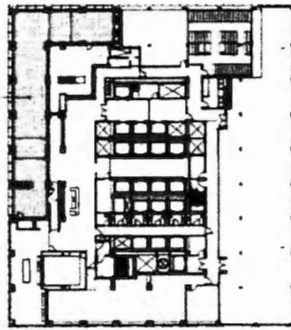
Open Space Required

36 SF / UNIT x 349 UNIT = 12,564 SF
(CZO 17-4-0410-A)

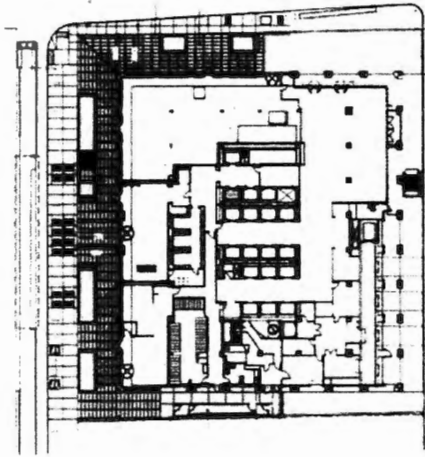
Open Space Provided

LEVEL II OPEN SPACE: 2,539 SF
LEVEL I OPEN SPACE: 9,223 SF
TOTAL OPEN SPACE: 11,762 SF

Final for Publication



LEVEL 11



LEVEL 01

600
Architectural Firm
Interior and Exterior Design



Re-Referred -- AMENDMENT OF TITLES 4, 6, 11 AND 17 OF MUNICIPAL CODE
REGARDING WAREHOUSING, WHOLESALING AND FREIGHT MOVEMENT.

[O2025-0018778]

(Committee Meeting Held July 14, 2026)

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 July 14, 2026, the following items were passed by a majority of the members present:

Page 1 contains Document Number O2025-0018778 regarding last mile warehouses and ecommerce centers. I beg leave to recommend that your honorable body re-refer the ordinance which is transmitted herewith to the Committee on Workforce Development.

Page 1 also contains Document Number O2026-0026278 regarding sports and recreation use in Planned Manufacturing District Number 4.

Page 1 further contains Document Number O2026-0026276 regarding residential storage in Planned Manufacturing District Number 4B.

Page 1 further contains Document Number O2026-0025429 regarding gas station electric vehicle supply charges.

Page 1 further contains a correction of the *City Council Journal of the Proceedings* of May 20, 2026.

Page 1 further contains the historical landmark designation of the Chicago Daily News Building and a permit fee waiver for landmarked property located at 3351 South Giles Avenue.

Page 2 contains various large signs over 100 square feet in area and 24 feet above grade in Wards 2, 20, 27, 28, 32, 36, 41 and 42.

Lastly, pages 2 through 13 contain various map amendments in Wards 1, 2, 5, 9, 10, 14, 16, 20, 24, 27, 28, 29, 31, 32, 35, 36, 42, 43, 44, 45, 46 and 47.

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Sincerely,

(Signed) GILBERT VILLEGAS,
Chair.

On motion of Alderperson Ramirez, the said proposed ordinance transmitted with the foregoing committee report was *Re-Referred* to a joint Committee on License and Consumer Protection and Workforce Development 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, 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

ALDERPERSON HOPKINS (2nd Ward):

CONGRATULATIONS EXTENDED TO DR. ELAINE MORGAN ON RETIREMENT FROM ANN & ROBERT H. LURIE CHILDREN'S HOSPITAL OF CHICAGO.

[R2026-0026384]

WHEREAS, Dr. Elaine Morgan, Attending Physician, Hematology, Oncology, Neuro-Oncology and Stem Cell Transplantation at Ann & Robert H. Lurie Children's Hospital of Chicago, retired on July 2, 2026, after more than 50 years of dedicated service to the mission of improving the lives of children; and

WHEREAS, The Chicago City Council has been informed of this momentous occasion by the Honorable Brian Hopkins, Alderman of the 2nd Ward; and

WHEREAS, Dr. Morgan's tenure at Lurie Children's is distinguished by her exceptional care for children with cancer and blood disorders. She is a nationally recognized expert in pediatric oncology, with particular expertise in leukemia, lymphoma, and palliative care. Through her compassion and unwavering dedication, she has profoundly touched the lives of countless patients and families, providing both expert medical care and steadfast support; and

WHEREAS, Dr. Morgan's expertise in palliative care and pain management and clinical bioethics has transformed the lives of thousands of pediatric patients during her career; and

WHEREAS, Dr. Morgan has trained hundreds of the next generation of pediatricians and has been a dedicated leader and active contributor to Lurie Children's residency program since joining the faculty. Her profound impact on education and training extends nationwide, reflected in the many institutions where her former trainees now practice. Over the course of her distinguished career, she has also served as a trusted mentor to numerous hematology-oncology fellows; and

WHEREAS, Dr. Morgan directed the Bridges Program, which is the specialized pediatric palliative and end-of-life care service at Lurie Children's. It provides continuous physical, psychological, social, and spiritual support to children facing serious, life-limiting illnesses and their families; and

WHEREAS, Dr. Morgan has received numerous awards during her illustrious career such as America's Top Doctors for Cancer Distinction, Exceptional Women in Pediatric Medicine and the Albert Nelson Marquis Lifetime Achievement Award; and

WHEREAS, Dr. Morgan was an outstanding clinician and steward of integrity and impact whose legacy will inspire generations to come; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 15th day of July 2026, do hereby honor Dr. Elaine Morgan for her exceptional contributions to clinical care; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Dr. Elaine Morgan as a symbol of our deepest appreciation and enduring respect for her remarkable career and legacy.

Presented By

ALDERPERSON ROBINSON (4th Ward):

TRIBUTE TO LATE GEORGE E. JOHNSON, SR.

[R2026-0027460]

WHEREAS, The City of Chicago is proud to recognize visionary leaders whose determination, artistry, and entrepreneurial brilliance have shaped the cultural and economic landscape of our city and our nation; and

WHEREAS, George E. Johnson, Sr. was one such trailblazer -- a self-made entrepreneur, philanthropist, and cultural icon whose bold pursuit of opportunity transformed the beauty industry and broadened the horizons of Black enterprise in America; and

WHEREAS, Born in Chicago, George E. Johnson, Sr. rose from modest beginnings to establish the legendary Johnson Products Company, the first African American-owned corporation to be listed on the American Stock Exchange, forever changing the trajectory of Black business achievement; and

WHEREAS, Under his leadership, Johnson Products became a household name, bringing forth beloved brands such as Ultra Sheen and Afro Sheen, which not only revolutionized haircare but also fortified cultural pride, self-expression, and representation during pivotal decades of Black empowerment; and

WHEREAS, Mr. Johnson's work extended well beyond commercial success; he championed equitable employment, nurtured Black talent, and reinvested deeply in community institutions, educational opportunities, and civic progress throughout Chicago; and

WHEREAS, Alongside these accomplishments, George E. Johnson, Sr. was a steward of history and storytelling while uplifting Black identity, beauty, and economic independence in ways that continue to resonate across generations; and

WHEREAS, With grace, determination, and unshakable belief in possibility, he built an enduring legacy that has inspired countless aspiring entrepreneurs and affirmed the vital role of Black-owned businesses in shaping the American experience; and

WHEREAS, His memoir-style life story marked by perseverance, innovation, and cultural leadership stands as a testament to the power of vision and the importance of investing in one's community; and

WHEREAS, The City of Chicago wishes to honor his extraordinary contributions, acknowledge the lasting cultural footprint he has left upon our city, and celebrate the profound ways in which his life has enriched our shared history; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here in formal session, do hereby recognize and honor George E. Johnson, Sr. for his unparalleled entrepreneurial achievements, his lifelong commitment to empowering African American communities, and his enduring legacy as a Chicago legend; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the family of George E. Johnson, Sr. in grateful recognition of his life's work, his cultural leadership, and the inspiration he continues to provide to the people of Chicago and beyond.

CONGRATULATIONS EXTENDED TO VERDELL C. WILLIAMSON-PORTER ON 25 YEARS OF LEADERSHIP AT HYDE PARK CONSTELLATIONS PATHFINDERS CLUB.

[R2026-0027123]

WHEREAS, The City of Chicago is enriched by individuals whose lives exemplify service, leadership, and a deep commitment to strengthening our communities; and

WHEREAS, For more than 25 years, Verdell C. Williamson-Porter, FNP-BC, has faithfully led and mentored generations of young people through the Hyde Park Constellations Pathfinders Club of the Hyde Park Seventh-day Adventist Church, inspiring them to love the Lord and to become leaders of character, faith, and service; and

WHEREAS, In her roles as Pathfinders Director, Pathfinders Bible Experience Area Coordinator, and dedicated contributor in numerous other capacities, she has devoted countless hours to nurturing the spiritual, personal, and leadership development of more than 100 young people, including guiding many Pathfinders in deep engagement with the Scriptures through the Pathfinders Bible Experience at the conference, union, and North American Division levels; and

WHEREAS, Her unwavering commitment to faith, education, community service, and the well-being of others, further demonstrated through her distinguished nursing career spanning more than three decades, has left an enduring impact on families throughout the community and serves as an inspiration to all who know her; now, therefore,

Be It Resolved, That I, Lamont J. Robinson, Alderman of the 4th Ward of the City of Chicago, do hereby recognize and honor Verdell C. Williamson-Porter for more than 25 years of distinguished leadership of the Hyde Park Constellations Pathfinders Club and commend her for her exemplary service to the youth, families, and residents of the City of Chicago and the greater community; and

Be It Further Resolved, That we, the Mayor and members of the City Council of the City of Chicago, assembled this 15th day of July 2026, do hereby honor the life, service, and legacy of Verdell C. Williamson-Porter, and celebrate her extraordinary contributions to the City of Chicago and to the many lives she has touched; and

Be It Finally Resolved, That a suitable copy of this resolution be prepared and presented to Verdell C. Williamson-Porter as a token of our highest esteem and appreciation.

Presented By

ALDERPERSON HARRIS (8th Ward):

CONGRATULATIONS EXTENDED TO JOE H. ALLEN ON 95TH BIRTHDAY.

[R2026-0026967]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Joe H. Allen in honor of his 95th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Joe H. Allen on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Joe H. Allen 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 15th of July 2026, do hereby congratulate Joe H. Allen on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Joe H. Allen for his continued good health, happiness and success following this, his 95th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Joe H. Allen in honor of his 95th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DENISE TURNER ALSTON ON 65TH BIRTHDAY.

[R2026-0026965]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Denise Turner Alston 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 Denise Turner Alston on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Denise Turner Alston 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 15th of July 2026 do hereby congratulate Denise Turner Alston on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Denise Turner Alston 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 Denise Turner Alston in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DERICK L. BERRY ON 65TH BIRTHDAY.

[R2026-0026968]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Derick L. Berry 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 Derick L. Berry on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Derick L. Berry belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026, do hereby congratulate Derick L. Berry on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Derick L. Berry 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 Derick L. Berry in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO PHYLLIS C. BROOKS ON 85TH BIRTHDAY.

[R2026-0026970]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Phyllis C. Brooks 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 Phyllis C. Brooks on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Phyllis C. Brooks belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026, do hereby congratulate Phyllis C. Brooks on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Phyllis C. Brooks 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 Phyllis C. Brooks in honor of her 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ROXANNE BROWN ON 70TH BIRTHDAY.
[R2026-0026971]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Roxanne Brown 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 Roxanne Brown on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Roxanne Brown belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026, do hereby congratulate Roxanne Brown on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Roxanne Brown 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 Roxanne Brown in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO WILLIE CEASER ON 85TH BIRTHDAY.
[R2026-0026973]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Willie Ceaser in honor of his 85th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend hers personal tribute to Willie Ceaser on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Willie Ceaser belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026, do hereby congratulate Willie Ceaser on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Willie Ceaser for his continued good health, happiness and success following this, his 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Willie Ceaser in honor of his 85th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO LONNIE F. CLARK, JR. ON 65TH BIRTHDAY.
[R2026-0026972]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Lonnie F. Clark, 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 Lonnie F. Clark, Jr. on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Lonnie F. Clark, Jr. belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026, do hereby congratulate Lonnie F. Clark, Jr. on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Lonnie F. Clark, 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 Lonnie F. Clark, Jr. in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DIANNE COLEMAN ON 70TH BIRTHDAY.
[R2026-0026974]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Dianne Coleman 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 Dianne Coleman on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Dianne Coleman belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026, do hereby congratulate Dianne Coleman on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Dianne Coleman 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 Dianne Coleman in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CHARLES E. COOK ON 65TH BIRTHDAY.
[R2026-0026975]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Charles E. Cook 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 Charles E. Cook on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Charles E. Cook 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 15th of July 2026, do hereby congratulate Charles E. Cook on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Charles E. Cook 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 Charles E. Cook in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO LINDA DILWORTH ON 75TH BIRTHDAY.

[R2026-0026977]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Linda Dilworth 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 Linda Dilworth on the momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Linda Dilworth 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 the 15th of July 2026, do hereby congratulate Linda Dilworth on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Linda Dilworth for his continued good health, happiness and success following his 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Linda Dilworth in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO HENRY DRAPER ON 70TH BIRTHDAY.

[R2026-0026978]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Henry Draper in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Henry Draper on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Henry Draper 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 15th of July 2026, do hereby congratulate Henry Draper on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Henry Draper for his continued good health, happiness and success following this, his 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Henry Draper in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ELIZABETH MC KINLEY ON 75TH BIRTHDAY.

[R2026-0026976]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Elizabeth McKinley 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 Elizabeth McKinley on the momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Elizabeth McKinley 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 the 15th of July 2026, do hereby congratulate Elizabeth McKinley on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Elizabeth McKinley for her continued good health, happiness and success following, her 75th birthday; and

Be It Further Resolved, That a suitable copy of her resolution be presented to Elizabeth McKinley in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DOLORES J. MC KNIGHT ON 90TH BIRTHDAY.

[R2026-0026979]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Dolores J. McKnight in honor of her 90th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Dolores J. McKnight on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Dolores J. McKnight belongs to our 8th Ward seniors community, of whom we value and treasure for all they have given and taught us in their collective lifetime; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026, do hereby congratulate Dolores J. McKnight on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Dolores J. McKnight for her continued good health, happiness and success following this, her 90th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Dolores J. McKnight in honor of her 90th birthday as a token of our esteem and good wishes.

—

CONGRATULATIONS EXTENDED TO DONNA M. MUNSON ON 65TH BIRTHDAY.

[R2026-0026981]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Donna M. Munson 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 Donna M. Munson on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Donna M. Munson 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 15th of July 2026 do hereby congratulate Donna M. Munson on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Donna M. Munson 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 Donna M. Munson in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO KELVIN PORTER ON 70TH BIRTHDAY.
[R2026-0026982]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Kelvin Porter in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 8th Ward, Alderman Michelle A. Harris would like to extend her personal tribute to Kelvin Porter on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Kelvin Porter 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 15th of July 2026, do hereby congratulate Kelvin Porter on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Kelvin Porter for his continued good health, happiness and success following this, his 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Kelvin Porter in honor of his 70th birthday as a token of our esteem and good wishes.

Presented By

ALDERPERSON BEALE (9th Ward):

CONGRATULATIONS EXTENDED TO ALFONSO QUIROZ ON 90TH BIRTHDAY.
[R2026-0027121]

WHEREAS, Alfonso "Al" Quiroz, lifelong Pullman resident and beloved member of the 9th Ward community, is celebrating his 90th birthday; and

WHEREAS, The Chicago City Council has been informed of this occasion by the Honorable Anthony Beale, Alderman of the 9th Ward; and

WHEREAS, Al was born in Pullman on August 2, 1936, to hard-working Mexican immigrants, Felix and Elena Rodriguez Quiroz, with Elena having made history herself as the first Latina head housekeeper at Pullman's historic Hotel Florence; and

WHEREAS, At the age of 23, Al and his brother were hired to work for the Pullman-Standard Car Manufacturing Company; and

WHEREAS, After buying the tools required for their new job and reporting early in the morning for work, Al and his brother would spend the next several decades alongside hundreds of other skilled laborers in the former company town; and

WHEREAS, While Al may have started off his career at Pullman-Standard by installing heater grilles and aluminum luggage racks, his excellent craftsmanship and attention to detail during installation of end doors became so renowned among his fellow workers that it would soon earn him the moniker "End Door Al", a name he wrote and proudly displayed on his shirt during his shifts; and

WHEREAS, Even though Al had no formal trade experience when he started, through dedication, consistency, and skill, he became an invaluable leader and go-to problem solver for the company, frequently called on by his colleagues to troubleshoot the most problems; and

WHEREAS, From 1959 until the early 1980's, Al proudly continued his family's tradition of servant-leadership; and

WHEREAS, The City of Chicago proudly honors Mr. Quiroz, who fully devoted himself to his communities, his families, and his craft; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, do hereby congratulate Alfonso Quiroz on the occasion of his 90th birthday, and for his exemplary 22-year career as a lead laborer at the Pullman-Standard Car Manufacturing Company; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Alfonso Quiroz as a token of appreciation and blessed wishes.

Presented By

ALDERPERSON CHICO (10th Ward):

CONGRATULATIONS EXTENDED TO GLORIA HAFER ON 75TH BIRTHDAY.

[R2026-0027070]

WHEREAS, The members of this chamber are pleased to recognize and honor

outstanding individuals whose dedication, leadership, and service have enriched the lives of countless residents throughout the City of Chicago; and

WHEREAS, Gloria "The Hat" Hafer has devoted her life to educating, mentoring, and inspiring generations of Chicago's youth through her unwavering commitment to education and the culinary arts; and

WHEREAS, Born on July 12, 1951, Gloria Hafer has spent decades serving the City of Chicago with compassion, creativity, and excellence. She earned a Bachelor of Science degree in Education with concentrations in Physical Education and Driver Education, laying the foundation for a remarkable career dedicated to student success; and

WHEREAS, For 34 years, Gloria Hafer served as a devoted educator at Taylor Elementary School, where she positively influenced the lives of thousands of students through her passion for teaching, leadership, and commitment to helping every child reach their fullest potential; and

WHEREAS, Recognizing the importance of career readiness and hands-on learning, Gloria Hafer established the culinary arts program at Washington High School, creating meaningful educational opportunities that equipped students with practical skills, confidence, and pathways toward successful careers in the hospitality and culinary industries; and

WHEREAS, Gloria Hafer has continued her lifelong mission of mentoring young people through her work with Afterschool Matters, where she serves as director and culinary instructor, leading beginning and advanced culinary arts apprenticeship programs for Chicago youth between the ages of 14 and 20. Through this work, she has empowered countless young adults by teaching professional culinary techniques, teamwork, responsibility, and leadership while opening doors to future educational and career opportunities; and

WHEREAS, Known affectionately throughout the community as "The Hat", Gloria Hafer has become recognized not only for her signature nickname but also for her warmth, generosity, creativity, and unwavering dedication to the young people she serves. Her influence extends far beyond the classroom, leaving a lasting legacy of encouragement, mentorship, and excellence; and

WHEREAS, Gloria Hafer's greatest accomplishments extend beyond her professional achievements. She has shared more than 50 years of marriage with her beloved husband, Bob Hafer, and together they have built a loving family while raising two children, demonstrating the same values of commitment, compassion, and perseverance that have defined her life's work; and

WHEREAS, Gloria Hafer's extraordinary career has strengthened Chicago's educational community and enriched the lives of generations of students, many of whom continue to carry forward the lessons, confidence, and inspiration she instilled in them; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, assembled this 15th day of July 2026, do hereby honor Gloria "The Hat" Hafer for her exceptional dedication to education, mentorship, culinary arts, and the youth of the City of Chicago, and extend our sincere gratitude and appreciation for her lifetime of service; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Gloria "The Hat" Hafer as a symbol of our respect, admiration, and best wishes for continued health, happiness, and success.

DECLARATION OF SEPTEMBER 14 -- 20, 2026 AS "NATIONAL DIAPER NEED AWARENESS WEEK" IN CHICAGO.

[R2026-0026989]

WHEREAS, Diaper need, the condition of not being able to afford a sufficient supply of clean diapers to keep babies and toddlers clean, dry, and healthy, can adversely affect the health and well-being of children and their families; and

WHEREAS, National surveys and research studies report that nearly one in two families struggles with diaper need, and 48 percent of families delay changing a diaper in order to extend their available supply; and

WHEREAS, Without enough diapers, babies and toddlers risk infections and health problems that may require medical attention and result in avoidable medical costs, and parents may be prevented from accessing the childcare needed to go to work or school, thereby destabilizing a family's economic prospects and well-being; and

WHEREAS, Diapers cannot be purchased with SNAP or WIC benefits, leaving many Chicago families without public assistance to meet this most basic need for their children; and

WHEREAS, The people of Chicago recognize that diaper need is a public health issue, and that addressing diaper need can lead to economic opportunity for the city's families and communities and improved health for its children, thus ensuring all children and families have access to the basic necessities required to thrive and reach their full potential; and

WHEREAS, Chicago is proud to be home to trusted community-based organizations, including Share Our Spare, Chicago's diaper bank, which distributes diapers, wipes, books, and other essential items to families with children ages zero to five through a network of community partner organizations reaching all 77 Chicago community areas; and

WHEREAS, Through their vital work of addressing diaper need, Share Our Spare and its community partners play a critical role in supporting families, improving infant and child health and well-being, and advancing the economic growth of our city and region; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby proclaim the week of September 14 through September 20, 2026, as "National Diaper Need Awareness Week" in the City of Chicago; and

Be It Further Resolved, That we extend our gratitude to Share Our Spare and all diaper banks, and to their staff, volunteers, and donors, for their dedicated service to Chicago's families; and encourage the residents of Chicago to donate generously to diaper banks and diaper drives and to support the organizations that collect and distribute diapers to families experiencing diaper need, so that all of Chicago's children and families can thrive and reach their full potential.

CONGRATULATIONS EXTENDED TO ELOISE RAMIREZ ON 100TH BIRTHDAY.

[R2026-0026808]

WHEREAS, The members of the Chicago City Council are pleased to honor and celebrate the extraordinary life and milestone birthday of Eloise Ramirez, who was born on July 7, 1926, and is a lifelong resident of the 10th Ward whose strength, dedication, and love for family and community have enriched the Southeast Side for an entire century; and

WHEREAS, Eloise Ramirez's journey began in Harbor, Indiana, where her family first settled after immigrating from Michoacán, Mexico. They later made their home in South Chicago before she ultimately established lifelong roots on the East Side, where she became a proud member of the 10th Ward and a reflection of the resilience, hard work, and strong community values that define the neighborhood; and

WHEREAS, Throughout her life, Eloise Ramirez has been an engaged and informed citizen, proudly supporting civic participation as a lifelong Democrat and, at times, serving as a poll worker. She faithfully kept up with neighborhood and political affairs through the *Chicago Sun-Times* and the *Daily Calumet*, always enjoying thoughtful discussions about the issues affecting her community; and

WHEREAS, Throughout her life, Eloise Ramirez dedicated herself to both her family and her work, serving with pride at Republic Steel and later at St. Mary's Hospital, where her commitment and strong work ethic reflected the values of the hardworking community she represents; and

WHEREAS, Family has always been at the heart of Eloise Ramirez's life. She raised 10 children, building a loving legacy that continues to grow through her many grandchildren and great-grandchildren who carry forward her values, traditions, and love; and

WHEREAS, Even at the remarkable age of 100 years, Eloise Ramirez continues to inspire those around her through her creativity and passion, still making beautiful quilts that reflect her warmth, patience, and enduring spirit; and

WHEREAS, The life of Eloise Ramirez stands as a shining example of dedication to family, hard work, civic engagement, and community, and her century of life represents a treasured part of the history of the 10th Ward and the Southeast Side of Chicago; and

WHEREAS, On July 7, 2026, family, friends, and the community will joyfully celebrate the 100th birthday of Eloise Ramirez, honoring a century of life, love, perseverance, and the lasting legacy she continues to share with all who know her; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, assembled this 15th day of July 2026, do hereby honor and celebrate Eloise Ramirez on the joyous occasion of her 100th birthday, recognizing her remarkable life, her many contributions to her community, and the loving legacy she continues to build through her family; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Eloise Ramirez as a symbol of appreciation, gratitude, and celebration from the residents of the 10th Ward and the City of Chicago, with best wishes for continued happiness, good health, and many more cherished moments with her family and loved ones.

Presented By

ALDERPERSON RAMIREZ (12th Ward):

TRIBUTE TO SUSAN ELIZABETH WISE.

[R2026-0026807]

WHEREAS, Susan E. Wise, a Chicago resident for over 40 years, died on June 30, 2026 -- just two weeks after being diagnosed with Creutzfeldt-Jakob disease. CJD is an extremely rare and fatal neurological disease. She died after six days of hospice care in her McKinley Park residence. She was 67. She leaves behind her husband, Kevin O'Neil of Chicago; her daughter, Moira O'Neil, and son-in-law, Evan Jenkins, of Ventura, California; her brother, David Wise of Stockton, California; her sister, Beth Wise Gruhn, of Bourbonnais, Illinois; her parents, Phillip and Joyce Wise, of Decatur, Illinois; and many cousins, nieces and nephews; and

WHEREAS, Susan was born in Highland, Illinois, on April 25, 1959. Her father was a student at nearby Greenville College in Greenville, Illinois, and her mother was employed at a Pet Milk plant in St. Louis; and

WHEREAS, After her father's graduation and subsequent employment as a bank examiner, her family finally landed in Decatur, Illinois. She went to four different grade schools and eventually graduated from Douglas MacArthur High School in 1977, just to ride

the slow-moving wave of economic collapse that eventually inundated America's manufacturing economy; and

WHEREAS, Susan delivered the oration at her class' commencement. She attended Illinois State University in Normal, Illinois, where she spent many a pleasant hour working at the school newspaper, *The Vidette*, drinking, skipping class, arguing with the teachers in her major and meeting a lot of interesting people. She graduated in December 1980, without honors, just days before the murder of John Lennon and weeks before the inauguration of the most socially and economically destructive president in U.S. history; and

WHEREAS, She followed her then-fiancé to Springfield, Illinois, where he'd been hired by the city's daily newspaper, *The State Journal-Register*. The economy in Springfield being less than vibrant, Susan was unemployed for 11 months. She illustrated and designed on a freelance basis for various publications; and

WHEREAS, She went three, sometimes four times a week to the Senate Theatre in downtown Springfield, where she saw the films that formed the ironclad framework for her lifelong love of movies: "Superman II", "Videodrome", John Carpenter's "The Thing", "Blade Runner", "Conan the Barbarian", "Cat People", "The Hunger", "The Long Good Friday", "The Road Warrior", "Starman", "Merry Christmas, Mr. Lawrence", "Alien", and "This Is Spinal Tap"; and

WHEREAS, At the end of 1981, she was hired to fill in for a page designer at an alternative newsweekly called *The Illinois Times*. The page designer made the colossal mistake of going on vacation right at this point in time. When she came back from vacation, the editor and publisher of *The Illinois Times* promptly fired her and hired Susan full time as a production assistant and in-house illustrator; and

WHEREAS, She moved to Chicago in January of 1985 to try her luck as an illustrator. Living in an apartment nearly devoid of furniture in the Lincoln Park neighborhood, she plied her trade day and night. She soon realized that the earnest downstate journalists, lobbyists, and agency workers who had made up her circle of friends (and, by extension, herself) were considered quaint and obsolete by the people she met in Chicago, who were preoccupied with acquiring designer clothing, going to clubs and following the antics of Leona Helmsley, Michael Milken, Ivan Boesky, and Donald and Ivana Trump; and

WHEREAS, It was an interesting time. She met and married a Serbian national who had overstayed his tourist visa and was, unbeknownst to her, working under someone else's Social Security number as an electrician. The marriage ended in divorce after two and a half years, by which time she was living in the less than "hot" northern lakefront neighborhood then known as East Rogers Park; and

WHEREAS, At about this time, she began to take illustration assignments from *American Medical News*, the American Medical Association's in-house newspaper. As she was in and out of the paper's offices, delivering her jobs and picking up more, she naturally befriended many of the younger reporters on the staff, with whom she spent many a pleasant hour going to baseball games, barhopping and scandalizing the older AMNews staff members at parties; and

WHEREAS, She began lingering to talk to one editor, a 30-ish Pittsburgh transplant named Kevin O'Neil. They were married at City Hall on May 26, 1989, and settled in Susan's condominium in Rogers Park; and

WHEREAS, In what in hindsight seems like a shockingly short time, they conceived a child, went on a trip to the Republic of Ireland and moved into a rundown, barn-like Victorian duplex at the corner of Farwell and Greenview Avenues. This floridly eccentric house was where, in July of 1990, Susan and Kevin brought their beautiful, intelligent and highly indignant baby daughter Moira to begin their lives as a family; and

WHEREAS, Thus followed the usual tornado of activity that all new parents will recognize: Job. Baby. House. House. Baby. Job. Repeat. Repeat. Repeat. Unable to concentrate, make deadlines or troll for new clients, Susan gave up her work as an illustrator, hoping she could resume once life was less devouring; and

WHEREAS, And so it proceeded, both bumpy and smooth, for roughly 30 years. Deviations from this path (a.k.a. "jobs") included a stint at a cozy family bakery in Evanston and one in the rental department of a legendary Chicago business -- Fantasy Costume; and

WHEREAS, Their daughter grew up, became an artist and moved out of the Victorian barn. She met a young man from Ventura, California, who was working the photo equipment cage at the School of the Art Institute of Chicago. His name was Evan Jenkins, and he would become the love of her life. History would eventually reveal that Moira's decision to move out was a lucky one; and

WHEREAS, The lazy, mentally ill neighbors that came with the townhome on Farwell Avenue and shared a very thick common wall with Susan and Kevin never maintained their rapidly decaying property. In the early morning hours of January 30, 2013, their basement ceiling caught fire and nearly burned down the whole house; and

WHEREAS, Kevin and Susan spent almost all of 2013 in an apartment in the "hot" Lakeview neighborhood waiting for their smoke-stained Victorian monstrosity to be rehabbed. They had only settled back into their house for a few months when Kevin's awesome, universally adored mother, Jeanne O'Neil, died from injuries and complications from a fall on icy pavement outside her apartment; and

WHEREAS, Then, just as they were seemingly recovering from that blow, Kevin lost a job he'd performed admirably for 29 years. He gained another, much more hectic, position as the Chief of Staff to then 49th Ward Alderman Joseph Moore. He was Joe's right-hand man until Joe lost an election; and

WHEREAS, In 2019, Kevin reasoned that this would be a sensible time to retire; and

WHEREAS, In 2020, just days before a national lockdown in response to a deadly global pandemic that would eventually kill over a million Americans alone, Susan, Kevin, Moira, Evan and two beloved friends and tenants, Christina Song and Matt McWilliams, pulled up

stakes and moved into a massive greystone four-flat in the placid South Side neighborhood of McKinley Park. They all referred to the hulking limestone edifice as "Grey Gardens", after the famous Maysles Brothers documentary; and

WHEREAS, Moira and Evan worked hard to make a life for themselves in the arts. Susan admired this very much. They were married in September of 2021. Matt and Christina were married in October of 2024; and

WHEREAS, In the spring of 2026, Susan began experiencing dizziness and was diagnosed with vertigo. But it did not go away with physical therapy, as vertigo usually does. Her dizziness worsened, and she began suffering other symptoms, such as memory loss, and lack of gait coordination. After a second hospitalization in late May, she was discharged with a walker to get around; and

WHEREAS, Symptoms of what was finally diagnosed as CJD reared their ugly head -- hallucinations, agitation, dementia. During her final nine-day stay at Rush Hospital, the CJD diagnosis was confirmed; and

WHEREAS, On June 25th, she was released to home hospice care, where she deteriorated quickly, but with her family by her side. She was visited by her parents, and her sister and brother-in-law. She passed away at 3:30 P.M. on June 30th, with Kevin, Moira and Evan by her side and holding her hands; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, assembled this 15th day of July 2026, do hereby honor the life and memory of Susan Elizabeth Wise and extend our heartfelt condolences to her family and friends; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the family of Susan Elizabeth Wise.

Presented By

ALDERPERSON QUINN (13th Ward):

CONGRATULATIONS EXTENDED TO ST. RITA OF CASCIA HIGH SCHOOL ON WINNING ILLINOIS HIGH SCHOOL ASSOCIATION CLASS 3A STATE CHAMPIONSHIP TITLE.

[R2026-0027062]

WHEREAS, On June 13, 2026, St. Rita of Cascia High School won their first-ever Illinois High School Association Class 3A State Championship Title; and

WHEREAS, The Chicago City Council has been informed of this prestigious occasion by the Honorable Marty Quinn, Alderman of the 13th Ward; and

WHEREAS, After eight innings, a one-hour rain delay, and a premature celebration, the St. Rita Mustangs won their first baseball title in school history; and

WHEREAS, Not only the team, but Head Coach John Nee and his coaching staff, the parents, volunteers and fans should all be commended for their hard work, participation and support; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 15th day of July 2026, do hereby express our sincerest congratulations to the St. Rita of Cascia High School Community on their history-making victory and wish them continued success; and

Be It Further Resolved, That suitable copies of this resolution be presented to the St. Rita of Cascia High School.

Presented By

ALDERPERSON LOPEZ (15th Ward):

COMMEMORATION OF 25TH ANNIVERSARY OF SEPTEMBER 11, 2001.

[R2026-0027170]

WHEREAS, The United States of America was deliberately and horrifically attacked on September 11, 2001, by terrorist operatives of Al-Qaeda. Targeting the World Trade Centers in New York, the Pentagon, and the White House; and

WHEREAS, This year, on September 11, 2026, the United States of America solemnly observes the twenty-fifth (25th) anniversary of the tragic and unprecedented terrorist attacks against our nation, a day that forever altered the course of American history and deeply impacted the lives of its citizens; and

WHEREAS, The Chicago City Council, recognizing the profound significance of the 25th anniversary of the September 11th terrorist attacks, has been informed of this commemoration by Alderman Raymond A. Lopez; and

WHEREAS, The passengers aboard American Airlines Flight 11 and United Airlines Flight 175 tragically perished upon the deliberate impact of both aircraft into the World Trade Center towers. These innocent individuals, whose lives were cut short in an act of unimaginable violence, are solemnly remembered for their courage and the profound loss endured by their families and the nation; and

WHEREAS, Thousands of innocent Americans, including office workers, first responders, and visitors, tragically lost their lives both before and during the catastrophic collapse of the World Trade Center towers. Their sacrifices and the profound sense of loss experienced by families, colleagues, and the nation as a whole serve as a powerful reminder of the enduring impact of this national tragedy. We honor their memory and the extraordinary courage displayed by countless individuals in the face of unimaginable adversity; and

WHEREAS, American Airlines Flight 77 was seized by terrorists and deliberately crashed into the Pentagon, the central headquarters of the United States Department of Defense. This heinous act resulted in the tragic loss of hundreds of dedicated military personnel and civilian government employees who were diligently serving their country at the time; and

WHEREAS, The passengers of United Airlines Flight 93, aware of the ongoing attacks, chose to risk their own lives to prevent further attacks. The passengers banded together and fought to take back control of the cockpit, causing it to crash into a field in the town of Stony Creek, Pennsylvania. Ultimately, they sacrificed their own lives in preventing a potential attack on the White House; and

WHEREAS, In response to the attacks on that fateful day, the United States of America invaded Afghanistan to root out the presence of Al-Qaeda in the nation and to capture Osama Bin Laden. This led to a nearly 20-year-long conflict that ended in the pullout of American troops on August 30, 2021; and

WHEREAS, During the nearly two-decade long conflict in Afghanistan, a total of 2,459 U.S. military personnel made the ultimate sacrifice with their lives, and 20,769 were wounded, in steadfast support of Operation Enduring Freedom. These courageous service members, representing all branches of our armed forces, answered the call to protect our nation and defend the ideals of freedom and democracy across the globe; and

WHEREAS, On May 2, 2011, Osama Bin Laden, the mastermind behind the September 11th attacks and leader of the terrorist organization Al-Qaeda, was located and brought to justice by the courageous efforts of the elite members of SEAL Team Six. This moment marked the result of years of hard work by our military and intelligence agencies. It brought a sense of justice to the families of those lost on September 11th and showed our country's continued determination to fight terrorism wherever it may exist; and

WHEREAS, The far-reaching legacy of the War on Terror, initiated in response to the September 11th attacks, has fundamentally shaped the trajectory of the United States, influencing our national security policies, military strategies, and the daily experience of American citizens; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That the Chicago City Council solemnly commemorates the 25th anniversary of the September 11, 2001 attacks; honors the memory of all those who lost their lives; and expresses deep gratitude to the first responders, service members, and civilians who demonstrated extraordinary courage and selflessness; and

Be It Further Resolved by the City Council of the City of Chicago, That the Chicago City Council recognizes the enduring sacrifices made by military personnel and their families in the War on Terror and its aftermath; and

Be It Further Resolved by the City Council of the City of Chicago, That the Chicago City Council reaffirms the City's unwavering commitment to unity, resilience, and the defense of freedom and democracy, pledging never to forget the lessons and legacy of that tragic day.

CONGRATULATIONS EXTENDED TO JESUS ALANIS ON 75TH BIRTHDAY.

[R2026-0027039]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jesus Alanis in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Jesus Alanis on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Jesus Alanis has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Jesus Alanis for his continued good health, happiness, and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Jesus Alanis in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO IRMA ARREGUIN ON 70TH BIRTHDAY.

[R2026-0027028]

WHEREAS, We, the Mayor and Members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Irma Arreguin in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Irma Arreguin on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Irma Arreguin has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Irma Arreguin for her continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Irma Arreguin in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO TERESITA AYALA ON 80TH BIRTHDAY.

[R2026-0027052]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Teresita Ayala in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Teresita Ayala on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Teresita Ayala has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Teresita Ayala for her continued good health, happiness, and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Teresita Ayala in honor of her 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ULRICK BAPTISTE ON 70TH BIRTHDAY.

[R2026-0027037]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ulrick Baptiste in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Ulrick Baptiste on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Ulrick Baptiste has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Ulrick Baptiste for his continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Ulrick Baptiste in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MARIA BARRERA ON 70TH BIRTHDAY.

[R2026-0027031]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Maria Barrera in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Maria Barrera on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Maria Barrera has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Maria Barrera for her continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Maria Barrera in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO THERESA BARRY-BINFORD ON 70TH BIRTHDAY.

[R2026-0027034]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Theresa Barry-Binford in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Theresa Barry-Binford on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Theresa Barry-Binford has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Theresa Barry-Binford for her continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Theresa Barry-Binford in honor of her 70th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO CHARLES BEAMON ON 65TH BIRTHDAY.

[R2026-0027017]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Charles Beamon in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Charles Beamon on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Charles Beamon now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Charles Beamon for his continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Charles Beamon in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ANTHONY BERTSOS ON 65TH BIRTHDAY.
[R2026-0027013]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Anthony Bertsos in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Anthony Bertsos on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Anthony Bertsos now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Anthony Bertso for his continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Anthony Bertso in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ORA BRADLEY ON 75TH BIRTHDAY.

[R2026-0027041]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Ora Bradley in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Ora Bradley on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Ora Bradley has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Ora Bradley for her continued good health, happiness, and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago That a suitable copy of this resolution be presented to Ora Bradley in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SANTIAGO CASILLAS ON 65TH BIRTHDAY.
[R2026-0027024]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Santiago Casillas in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Santiago Casillas on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Santiago Casillas now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Santiago Casillas for his continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Santiago Casillas in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CHRISTINE DELEO ON 70TH BIRTHDAY.
[R2026-0027027]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Christine Deleo in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Christine Deleo on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Christine Deleo has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Christine Deleo for her continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Christine Deleo in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO VICENTE DELEON ON 75TH BIRTHDAY.

[R2026-0027045]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Vicente Deleon in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Vicente Deleon on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Vicente Deleon has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Vicente Deleon for his continued good health, happiness, and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Vicente Deleon in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO BERNARD DENNEY ON 65TH BIRTHDAY.
[R2026-0027015]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Bernard Denney in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Bernard Denney on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Bernard Denney now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Bernard Denney for his continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Bernard Denney in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO HENRY EDWARDS ON 80TH BIRTHDAY.
[R2026-0027049]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Henry Edwards in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Henry Edwards on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Henry Edwards has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Henry Edwards for his continued good health, happiness, and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Henry Edwards in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO PETER GABER ON 80TH BIRTHDAY.
[R2026-0027050]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Peter Gaber in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Peter Gaber on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Peter Gaber has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Peter Gaber for his continued good health, happiness, and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Peter Gaber in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ROY GARDNER ON 80TH BIRTHDAY.

[R2026-0027051]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Roy Gardner in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Roy Gardner on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Roy Gardner has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Roy Gardner for his continued good health, happiness, and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Roy Gardner in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO THOMAS GREEN ON 70TH BIRTHDAY.

[R2026-0027036]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Thomas Green in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Thomas Green on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Thomas Green has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and Members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Thomas Green for his continued good health, happiness, and success following this 70th birthday; and,

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Thomas Green in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO BONNIE HALLEY ON 65TH BIRTHDAY.

[R2026-0027016]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Bonnie Halley in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Bonnie Halley on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Bonnie Halley now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Bonnie Halley for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Bonnie Halley in honor of her 65th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO SUSAN HANACEK ON 75TH BIRTHDAY.

[R2026-0027043]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Susan Hanacek in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Susan Hanacek on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Susan Hanacek has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Susan Hanacek for her continued good health, happiness, and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Susan Hanacek in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO THERESA HERKEL ON 75TH BIRTHDAY.
[R2026-0027044]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Theresa Herkel in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Theresa Herkel on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Theresa Herkel has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Theresa Herkel for her continued good health, happiness, and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Theresa Herkel in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MARIA HERNANDEZ ON 75TH BIRTHDAY.
[R2026-0027040]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Maria Hernandez in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Maria Hernandez on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Maria Hernandez has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Maria Hernandez for her continued good health, happiness, and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Maria Hernandez in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ALBERT KERWIN ON 70TH BIRTHDAY.

[R2026-0027026]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Albert Kerwin in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Albert Kerwin on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Albert Kerwin has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Albert Kerwin for his continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Albert Kerwin in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO JOE KILROY ON 70TH BIRTHDAY.

[R2026-0027029]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Joe Kilroy in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Joe Kilroy on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Joe Kilroy has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Joe Kilroy for his continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Joe Kilroy in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CIDRONIO MARTINEZ ON
80TH BIRTHDAY.

[R2026-0027048]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Cidronio Martinez in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Cidronio Martinez on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Cidronio Martinez has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Cidronio Martinez for his continued good health, happiness, and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Cidronio Martinez in honor of his 80th birthday as a token of our esteem and good wishes.

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CONGRATULATIONS EXTENDED TO HILDA MARTINEZ ON 65TH BIRTHDAY.

[R2026-0027021]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Hilda Martinez in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Hilda Martinez on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Hilda Martinez now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Hilda Martinez for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Hilda Martinez in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO WILLIAM MC CAW ON 80TH BIRTHDAY.
[R2026-0027053]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to William McCaw in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to William McCaw on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, William McCaw has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to William McCaw for his continued good health, happiness, and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to William McCaw in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CLEMENTEEN MILES ON 80TH BIRTHDAY.
[R2026-0027047]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Clementeen Miles in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Clementeen Miles on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Clementeen Miles has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Clementeen Miles for her continued good health, happiness, and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Clementeen Miles in honor of her 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO TERESA MOREN ON 70TH BIRTHDAY.

[R2026-0027035]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Teresa Moren in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Teresa Moren on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Teresa Moren has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Teresa Moren for her continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Teresa Moren in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO PETRA NGUYEN ON 70TH BIRTHDAY.

[R2026-0027033]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Petra Nguyen in honor of her 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Petra Nguyen on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Petra Nguyen has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Petra Nguyen for her continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Petra Nguyen in honor of her 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO LUCIANO ORTIZ ON 70TH BIRTHDAY.
[R2026-0027030]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Luciano Ortiz in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Luciano Ortiz on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Luciano Ortiz has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Luciano Ortiz for his continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Luciano Ortiz in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DWAYNE OWENS ON 65TH BIRTHDAY.
[R2026-0027019]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Dwayne Owens in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Dwayne Owens on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Dwayne Owens now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Dwayne Owens for his continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Dwayne Owens in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MARIA PONCE ON 65TH BIRTHDAY.

[R2026-0027022]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Maria Ponce in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Maria Ponce on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Maria Ponce now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Maria Ponce for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Maria Ponce in honor of her 65th birthday as a token of our esteem and good wishes.

—

CONGRATULATIONS EXTENDED TO GERMAN REYES ON 65TH BIRTHDAY.

[R2026-0027020]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to German Reyes in honor of his 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to German Reyes on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, German Reyes now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to German Reyes for his continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to German Reyes in honor of his 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ANGELA ROSARIO ON 65TH BIRTHDAY.**[R2026-0027012]**

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Angela Rosario in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Angela Rosario on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Angela Rosario now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Angela Rosario for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Angela Rosario in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MICHAEL ROSS ON 70TH BIRTHDAY.**[R2026-0027032]**

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Michael Ross in honor of his 70th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Michael Ross on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Michael Ross has been a member of our 15th Ward seniors community for the last five years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Michael Ross for his continued good health, happiness, and success following this 70th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Michael Ross in honor of his 70th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO SHEILA STRONG ON 65TH BIRTHDAY.

[R2026-0027025]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Shelia Strong in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Shelia Strong on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Shelia Strong now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Shelia Strong for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Shelia Strong in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO BENJAMIN SUAREZ ON 75TH BIRTHDAY.
[R2026-0027038]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Benjamin Suarez in honor of his 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Benjamin Suarez on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Benjamin Suarez has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Benjamin Suarez for his continued good health, happiness, and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Benjamin Suarez in honor of his 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO RITA SWANN ON 75TH BIRTHDAY.

[R2026-0027042]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Rita Swann in honor of her 75th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Rita Swann on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Rita Swann has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Rita Swann for her continued good health, happiness, and success following this 75th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Rita Swann in honor of her 75th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ALFREDO VARGAS ON 80TH BIRTHDAY.

[R2026-0027046]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Alfredo Vargas in honor of his 80th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Alfredo Vargas on the occasion of this momentous milestone, recognizing him for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Alfredo Vargas has been a member of our 15th Ward seniors community for the last 10 years, a constituency we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Alfredo Vargas for his continued good health, happiness, and success following this 80th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Alfredo Vargas in honor of his 80th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO MARIA VENTURA ON 65TH BIRTHDAY.

[R2026-0027023]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Maria Ventura in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Maria Ventura on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Maria Ventura now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Maria Ventura for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Maria Ventura in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DEIDRA WILSON ON 65TH BIRTHDAY.
[R2026-0027018]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Deidra Wilson in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Deidra Wilson on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Deidra Wilson now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Deidra Wilson for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Deidra Wilson in honor of her 65th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO BERNADETTE YARBROUGH ON 65TH BIRTHDAY.

[R2026-0027014]

WHEREAS, We, the Mayor and members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Bernadette Yarbrough in honor of her 65th birthday; and

WHEREAS, On behalf of the entire 15th Ward, Alderman Raymond Lopez would like to extend his personal acknowledgment to Bernadette Yarbrough on the occasion of this momentous milestone, recognizing her for being a beloved resident of the City of Chicago in 2026; and

WHEREAS, Bernadette Yarbrough now joins our 15th Ward community of senior adults whom we value and treasure for all they have given and taught us in their collective lifetime; and

WHEREAS, Senior citizens provide their communities with a deep well of experience and knowledge society can truly benefit from when they are acknowledged and appreciated for their past, present, and future contributions to the fabric of Chicago; now, therefore,

Be It Resolved by the City Council of the City of Chicago, That we, the Mayor and members of the Chicago City Council, gathered here this 15th of July 2026 A.D., do hereby extend our warmest and heartfelt best wishes to Bernadette Yarbrough for her continued good health, happiness, and success following this 65th birthday; and

Be It Further Resolved by the City Council of the City of Chicago, That we recognize today in the historic chamber of the City Council of the City of Chicago those who have attained this remarkable age, having witnessed a lifetime of splendor, innovation, and achievement in our beloved city, state and nation; and

Be It Further Resolved by the City Council of the City of Chicago, That a suitable copy of this resolution be presented to Bernadette Yarbrough in honor of her 65th birthday as a token of our esteem and good wishes.

Presented By

ALDERPERSON COLEMAN (16th Ward):

CONGRATULATIONS EXTENDED TO EMMA BROWN ON 80TH BIRTHDAY.

[R2026-0026951]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Emma Brown on her 80th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Emma Brown to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Emma Brown has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Emma Brown's 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Emma Brown as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO PRECIOUS CURTIS ON 65TH BIRTHDAY.
[R2026-0026818]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Precious Curtis on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Precious Curtis to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Precious Curtis has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Precious Curtis' 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Precious Curtis as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO SHIRLEY DUNN-HOLMES ON 75TH BIRTHDAY.

[R2026-0026947]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Shirley Dunn-Holmes on her 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Shirley Dunn-Holmes to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Shirley Dunn-Holmes has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Shirley Dunn-Holmes' 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Shirley Dunn-Holmes as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO CONNIE DYER ON 80TH BIRTHDAY.

[R2026-0026955]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Connie Dyer on her 80th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Connie Dyer to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Connie Dyer has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Connie Dyer's 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Connie Dyer as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO JOSE GARCIA ON 80TH BIRTHDAY.

[R2026-0026953]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Jose Garcia on his 80th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Jose Garcia to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Jose Garcia has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Jose Garcia's 80th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Jose Garcia as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO LUCILLE HOOD ON 75TH BIRTHDAY.
[R2026-0026946]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Lucille Hood on her 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Lucille Hood to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Lucille Hood has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Lucille Hood's 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Lucille Hood as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO CLEMENT JANUARY ON 65TH BIRTHDAY.
[R2026-0026827]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Clement January on his 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Clement January to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Clement January has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Clement January's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Clement January as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO THERESA KIZER ON 65TH BIRTHDAY.
[R2026-0026937]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Theresa Kizer on her 65th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Theresa Kizer to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Theresa Kizer has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Theresa Kizer's 65th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Theresa Kizer as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO WILLIE PHILLIPS ON 75TH BIRTHDAY.
[R2026-0026949]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Willie Phillips on his 75th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Willie Phillips to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Willie Phillips has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Willie Phillips' 75th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Willie Phillips as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO PAULA STRIBLING-STALLWORTH ON 70TH BIRTHDAY.

[R2026-0026931]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Paula Stribling-Stallworth on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Paula Stribling-Stallworth to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Paula Stribling-Stallworth has continued to be an abundance of wisdom, and we value all the gems and treasure 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 15th day of July 2026, do hereby celebrate Paula Stribling-Stallworth's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Paula Stribling-Stallworth as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO DEBORAH TURNER ON 70TH BIRTHDAY.

[R2026-0026939]

WHEREAS, We, the members of the City Council of the City of Chicago, wish to extend our warmest wishes to Deborah Turner on her 70th birthday celebration; and

WHEREAS, On behalf of the entire 16th Ward, Alderwoman Stephanie D. Coleman would like to encourage Deborah Turner to expect the best, let love rule, embrace the day, and celebrate another year; and

WHEREAS, Deborah Turner has continued to be an abundance of wisdom, and we value all the gems and treasure you have bestowed here in the 16th Ward; and

Be It Resolved, That the Mayor and members of the City Council of the City of Chicago gathered this 15th day of July 2026, do hereby celebrate Deborah Turner's 70th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Deborah Turner as a token of appreciation and blessed wishes.

Presented By

ALDERPERSON MOORE (17th Ward):

CONGRATULATIONS EXTENDED TO LEO CATHOLIC HIGH SCHOOL ON 100TH ANNIVERSARY.

[R2026-0026795]

WHEREAS, Leo Catholic High School, located in the 17th Ward of the City of Chicago, proudly celebrates its 100th anniversary in 2026, marking a century of academic excellence, leadership development, and commitment to young men in our community, and since its founding in 1926, has been a cornerstone of the 17th Ward, providing mentorship, stability, and opportunities for generations of students, helping them grow into leaders of integrity, faith, and service; and

WHEREAS, Guided by its enduring motto, "Facta Non Verba" (Deeds, Not Words), Leo Catholic High School instills the values of perseverance, excellence, and action in all who pass through its doors, and its legacy includes outstanding academic achievements, championship athletic programs, and notable alumni who have excelled in public service, business, education, and athletics; and

WHEREAS, Leo Catholic High School's impact extends far beyond the classroom, serving as a hub of community engagement and inspiration, uplifting families and neighbors throughout the 17th Ward, helping generations of young men realize their potential, embody leadership, and give back to the community; and

WHEREAS, Celebrating 100 years in 2026 is a testament not only to longevity but to resilience, excellence, and the profound influence Leo High School has had, and Alderman David Moore of the 17th Ward wishes to recognize and honor this milestone, extending sincere congratulations to its students, faculty, staff, alumni, and supporters, and acknowledging that this anniversary serves as both a celebration of the past and a commitment to the future; now, therefore,

Be It Proclaimed, That Alderman David Moore of the 17th Ward, and the members of the City of Chicago City Council, do hereby recognize and honor Leo Catholic High School on the occasion of its 100th anniversary for a century of remarkable service and achievement; and

Be It Further Proclaimed, That this milestone anniversary serves as a celebration of the past, a recognition of the present, and a commitment to the future, as Leo High School continues to inspire excellence and build leaders for generations to come.

**COMMEMORATION OF 60TH ANNIVERSARY ON MARCH OF MARQUETTE PARK
AND RECOGNITION OF LEGACIES OF DR. MARTIN LUTHER KING, JR. AND
AL RABY.**

[R2026-0026811]

WHEREAS, 60 years ago, courageous men, women, youth, clergy, and community leaders stood together to challenge racial segregation, housing discrimination, and injustice through peaceful protest during the historic March on Marquette Park; and

WHEREAS, Dr. Martin Luther King, Jr., through his unwavering commitment to nonviolence, justice, and equality, led the Chicago Freedom Movement to expose the barriers of discrimination that denied African Americans equal access to housing and opportunity; and

WHEREAS, Al Raby, a distinguished Chicago educator, civil rights leader, and co-founder of the Coordinating Council of Community Organizations (CCCCO), was instrumental in organizing the Chicago Freedom Movement. Al Raby worked alongside Dr. King to advance civil rights through grassroots leadership, coalition building, and civic engagement; and

WHEREAS, The March on Marquette Park became a defining moment in the struggle for fair housing and civil rights. Demonstrating both the courage of those who marched peacefully, and the determination required to confront hatred and inequality; and

WHEREAS, The sacrifices and leadership of Dr. Martin Luther King, Jr., Al Raby, and countless local activists helped lay the foundation for greater fairness, expanded civil rights protections, and continuing efforts to build inclusive communities throughout Chicago and the nation; and

WHEREAS, The 60th anniversary of March on Marquette Park provides an opportunity to reflect upon the progress achieved, acknowledge the work that remains, and inspire future generations to uphold the principles of justice, equality, dignity, and nonviolent civil action; now, therefore,

Be It Resolved, That on behalf of Alderman David Moore and the members of the City of Chicago City Council, we salute and honor Martin Luther King, Jr, and Al Raby on the 60th anniversary of the March on Marquette Park, and their legacy; and

Be It Further Proclaimed, That we encourage all residents, civic organizations, educational institutions, faith communities, and businesses to participate in commemorative activities, reflect upon the significance of this historic movement, and renew their commitment to advancing equity, civil rights, and unity within our communities.

Presented By

ALDERPERSON TAYLOR (20th Ward):

TRIBUTE TO LATE TERA KNOX.

[R2026-0026941]

WHEREAS, It is with profound sorrow and deep gratitude that we pause to honor the life and legacy of Ms. Tera "Shay" Knox, an extraordinary leader, violence prevention advocate, mentor, and public servant whose unwavering commitment to the people of Chicago leaves an enduring legacy; and

WHEREAS, For more than 10 years, Shay faithfully served through INVC, dedicating her life to interrupting violence, restoring hope, and creating safer communities through compassion, courage, and tireless outreach; and

WHEREAS, Throughout her distinguished service, Shay made an immeasurable impact across the communities of Sherman Park, Hamlin, Davis Square, Brighton Park, and Gage Park, where she built trust, empowered residents, mentored youth, and reminded countless individuals that every life has value; and

WHEREAS, Shay possessed an extraordinary gift for bringing people together, and through her leadership helped orchestrate a historic peace agreement among four groups whose conflict had persisted for more than 40 years, demonstrating that healing and reconciliation are possible through courage, respect, and unwavering dedication; and

WHEREAS, Her commitment to violence prevention contributed to a remarkable 74 percent reduction in violence in the Back of the Yards community, creating safer neighborhoods and offering renewed hope to countless families; and

WHEREAS, Shay's influence cannot be measured by statistics alone. Her greatest achievement was the countless lives she touched, the young people she inspired, the families she supported, and the communities she strengthened through her compassion, integrity, and selfless service; and

WHEREAS, Ms. Knox's legacy will continue to live on through every act of peace she inspired, every life she helped redirect, and every community made stronger because of her dedication and love for others; now, therefore,

Be It Resolved, That we, the aldermen and residents of the 20th Ward of the City of Chicago, proudly honor the life and lasting legacy of Ms. Tera "Shay" Knox, whose remarkable service and unwavering commitment to violence prevention have made an indelible impact on the City of Chicago; and

Be It Further Resolved, That we extend our deepest condolences and heartfelt sympathy to the family, friends, colleagues, and all who were blessed to know Shay. Though her passing leaves an immeasurable void, her spirit, compassion, and life's work will continue to inspire future generations committed to building peace, hope, and stronger communities; and

Be It Finally Resolved, That a suitable copy of this resolution be presented to the family of Ms. Tera "Shay" Knox as a lasting expression of our admiration, gratitude, and appreciation for a life lived in faithful service to others.

Presented By

ALDERPERSON MOSLEY (21st Ward):

TRIBUTE TO LATE BISHOP LARRY A. BROOKINS.

[R2026-0027092]

WHEREAS, We pause to honor and celebrate the life and endless legacy of Bishop Larry A. Brookins, the devoted Senior Pastor of True Foundation Transformation Church in the heart of the 21st Ward in the City of Chicago. Bishop Brookins faithfully dedicated his life to advancing Kingdom principles through the teaching and preaching of the Gospel of Jesus and fostering the spiritual growth of God's people. In every aspect of his life, he honored God with integrity, humbleness and unwavering devotion incomparable to none. Having completed his earthly labor, he has been called from labor to eternal reward, now resting in the presence of the Lord; and

WHEREAS, Through his anointed leadership and unwavering commitment to ministry, Bishop Brookins strengthened families, uplifted the community during unprecedented times, and guided countless individuals towards faith, hope and dedicated service to Jesus Christ. His unshakable belief in the Word of God was evident not only in his preaching but in the example he set daily living a life marked by continuous and complete trust in his Lord and Savior Jesus Christ; and

WHEREAS, As written in Hebrews 13:7, "Remember your leaders, who spoke the Word of God to you. Consider the outcome of their way of life and imitate their faith." Bishop Larry A. Brookins embodied this scripture. His authentic spirit, compassionate heart, and quiet strength drew people to him naturally without the need to announce his role or title. The wisdom he imparted, the counsel he offered, the prayers he prayed, and the time he generously shared with members and residents of the 21st Ward reflected a rare and genuine servant's heart; and

WHEREAS, Bishop Larry A. Brookins, Senior Pastor of True Foundation Transformation Church exemplified the integrity, humility and conviction so greatly needed in our world today. A man after God's own heart, his life was a testimony of faith in action. His passing represents a profound loss to his beloved family, the members of True Foundation Transformation Church and the broader 21st Ward where he served faithfully for decades; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of City of Chicago, Illinois, do hereby, on Wednesday, July 15, 2026, A.D., extend our deepest condolences to his devoted parents, Reverend C. L. and Mary Brookins; beloved wife, First Lady Dr. Sandra Davis Brookins, and to the extended family and congregation of True Foundation Transformation Church; and

Be It Further Resolved, That this resolution was thoughtfully prepared by 21st Ward Alderman Ronnie L. Mosley and a more suitable copy will be presented to his beloved wife, First Lady Dr. Sandra Davis Brookins as a lasting tribute to his remarkable, faithful service and legacy at a later date.

TRIBUTE TO LATE LESLIE REBECCA BROWN.

[R2026-0027075]

WHEREAS, It is with profound sadness that we honor the life and legacy of Leslie Rebecca Brown, a beloved constituent of the 21st Ward, whose unwavering dedication to education, literacy, and public service enriched the lives of generations near and far; and

WHEREAS, Ms. Brown devoted her life to the pursuit of knowledge and recognized the transformative power of education as a pathway to opportunity, growth and lifelong learning; and

WHEREAS, For more than two decades, Leslie Rebecca Brown served with distinction through the Chicago Public Library, working conscientiously at the Carter G. Woodson Regional Library, where she welcomed every visitor with professionalism, kindness and genuine care creating an environment where all felt valued and encouraged to learn; and

WHEREAS, As a librarian, Ms. Brown understood that libraries are more than repositories of books -- they are centers of discovery, inclusion, opportunity and community. Through her dedication, she connected children with the joy of reading, supported students in their academic pursuits, guided lifelong learners in their search for knowledge and provided resources that empowered individuals and families to succeed; and

WHEREAS, Leslie Rebecca Brown's commitment to public service was reflected in her patience, integrity and willingness to assist every person who sought her guidance. She carried out her responsibilities with quiet excellence, professionalism and an unwavering belief that access to information and education strengthens individuals and communities alike; and

WHEREAS, Her own educational journey exemplified resilience and determination. Through perseverance she overcame personal challenges, achieved academic distinction, and ultimately earned her bachelor's degree from Dominican University -- demonstrating that learning is a lifelong pursuit and inspiring others through her example; and

WHEREAS, Beyond her professional accomplishments, Leslie Rebecca Brown was a compassionate friend, devoted colleague, and respected member of the 21st Ward, and her generosity, humbleness and perseverance left an enduring impression on all who knew her; and

WHEREAS, The legacy of Leslie Rebecca Brown will continue to be reflected in the countless lives she touched through her service with the Chicago Public Library, the students and families she encouraged, the colleagues she inspired, and the residents of the 21st Ward she faithfully served; now, therefore,

Let It Be Resolved, That we, the Mayor and members of the City Council of the City of Chicago, on Wednesday, July 15, 2026, A.D., do hereby celebrate the life and legacy of Leslie Rebecca Brown and express our sincere condolences for her years of exemplary public service and commitment to literacy and education; and

Further Resolved, That this resolution was thoughtfully prepared by 21st Ward Alderman Ronnie L. Mosley and a suitable copy shall be presented to Timothy Brown, beloved brother of Leslie Rebecca Brown and to the staff at the Carter G. Woodson Regional Library at a later date.

TRIBUTE TO LATE POPE TITUS JUSTICE THE FIRST ALFRED LEE.

[R2026-0027094]

WHEREAS, We pause to honor and celebrate the life and endless legacy of Pope Titus Justice the First Alfred Lee, the founder and pastor of Faith Temple COPTIC Church located in the 21st Ward in the City of Chicago. Pastor Lee faithfully dedicated his life to advancing Kingdom principles through the teaching and preaching of the Gospel of Jesus Christ and fostering the spiritual growth of God's people. In every aspect of his life, he honored God with integrity, humbleness and unwavering devotion incomparable to none. Having completed his earthly labor, he has been called from labor to eternal reward, now resting in the presence of the Lord; and

WHEREAS, Through his anointed leadership and unwavering commitment to ministry, Pope Titus Justice the First Alfred Lee strengthened families, uplifted the community during unprecedented times, and guided countless individuals towards faith, hope and dedicated service to Jesus Christ. His unshakable belief in the Word of God was evident not only in his preaching but in the example he set daily living a life marked by continuous and complete trust in his Lord and Savior Jesus Christ; and

WHEREAS, As written in Hebrews 13:7, "Remember your leaders, who spoke the Word of God to you. Consider the outcome of their way of life and imitate their faith." Pastor Alfred Lee embodied this scripture. His authentic spirit, compassionate heart, and quiet strength drew people to him naturally without the need to announce his role or title. The wisdom he imparted, the counsel he offered, the prayers he prayed, and the time he generously shared with members and residents of the 21st Ward reflected a rare and genuine servant's heart; and

WHEREAS, Pope Titus Justice the First Alfred Lee, founder and pastor of Faith Temple COPTIC Church exemplified the integrity, humility and conviction so greatly needed in our world today. A man after God's own heart, his life was a testimony of faith in action. His passing represents a profound loss to the 21st Ward where he served faithfully for decades; now, therefore,

Be It Resolved, That we, the Mayor and the members of City Council of the City of Chicago, Illinois, do hereby, on Wednesday, July 15, 2026, A.D., extend our deepest condolences to his devoted daughter, Pastor Shaloma Lee Garner and to the extended family and congregation of Faith Temple COPTIC Church; and

Be It Further Resolved, That this resolution was thoughtfully prepared by 21st Ward Alderman Ronnie L. Mosley and a more suitable copy will be presented to his beloved daughter, Pastor Shaloma Lee Garner as a lasting tribute to his remarkable, faithful service and legacy at a later date.

RECOGNITION OF TYRONE DE'ANDRE HAWTHORNE (BLAQ ICE) AS HONORARY CULTURAL AMBASSADOR FOR CITY OF CHICAGO AND DECLARATION OF SEPTEMBER AS "SPOKEN WORD MONTH".

[R2026-0027172]

WHEREAS, The City of Chicago has long been recognized throughout the world as the birthplace of slam poetry and has served as the foundation of the modern spoken word movement, inspiring generations of poets, educators, artists, and cultural leaders; and

WHEREAS, Spoken word poetry has become one of Chicago's most influential artistic and cultural contributions, providing a powerful platform for self-expression, education, healing, civic engagement, and social justice while amplifying the voices of communities that have historically been underserved and underrepresented; and

WHEREAS, Spoken word has empowered countless young people throughout Chicago by promoting literacy, public speaking, leadership development, conflict resolution, emotional wellness, and creative expression, while providing positive alternatives to violence and pathways toward personal and professional success; and

WHEREAS, Organizations such as P.O.E.T. (People Of Extraordinary Talent), Louder Than a Bomb, neighborhood cultural institutions, schools, libraries, churches, and community organizations have strengthened our neighborhoods by using spoken word as a tool for mentorship, education, violence prevention, and community engagement; and

WHEREAS, Chicago's spoken word community has earned international recognition and has been immortalized through literature, television, and film, including the acclaimed motion picture "Love Jones", which showcased Chicago's vibrant poetry scene and helped introduce spoken word culture to audiences around the world; and

WHEREAS, Distinguished Illinois artists have elevated the art form on the world stage, including Chicago native J. Ivy, a three-time Grammy Award-winning poet whose advocacy helped establish the Recording Academy's Grammy Award category for Best Spoken Word Poetry Album, and former Chicago resident President Barack Obama, whose Grammy Award-winning narrated works further demonstrate the cultural significance of spoken word artistry; and

WHEREAS, Each September, the National Spoken Word Awards and National Spoken Word Fest bring poets, educators, performers, and visitors from across the nation and internationally to Chicago, generating significant economic activity through tourism, hospitality, transportation, entertainment, local businesses, and the creative economy while reinforcing Chicago's reputation as the premier destination for spoken word excellence; and

WHEREAS, Spoken word continues to contribute to workforce development by creating opportunities in education, media, publishing, event production, entrepreneurship, communications, and the performing arts, while preparing young people with the communication and leadership skills necessary for lifelong success; and

WHEREAS, Spoken word remains one of the city's most effective artistic tools for violence prevention, community healing, civic engagement, and youth empowerment by providing safe spaces where individuals can transform their lived experiences into messages of hope, resilience, and positive social change; and

WHEREAS, Tyrone De'Andre Hawthorne, professionally known throughout the world as Blaq Ice, is an internationally acclaimed spoken word artist, educator, activist, producer, mentor, and founder of P.O.E.T. (People Of Extraordinary Talent), the National Spoken Word Awards, and the National Spoken Word Fest, whose decades of dedicated service have positively impacted thousands of youths and adults while elevating Chicago's artistic legacy throughout the United States and abroad; and

WHEREAS, Blaq Ice has distinguished himself through his commitment to arts education, cultural preservation, community service, violence prevention, youth mentorship, and creative leadership, making him a respected ambassador for the City of Chicago and one of the foremost advocates for spoken word poetry in the nation; and

WHEREAS, It is fitting and proper that the City of Chicago formally recognizes the artistic, educational, cultural, civic, and economic contributions of spoken word poetry while honoring one of its most distinguished ambassadors; and

WHEREAS, That I, Alderman Ronnie L. Mosley, together with the members of the City of Chicago City Council, do hereby proclaim the month of September as "Spoken Word Month" in the City of Chicago, encouraging all residents, schools, colleges, libraries, cultural institutions, community organizations, and businesses to celebrate the art of spoken word through performances, educational programming, workshops, festivals, literary events, and community engagement activities; and

WHEREAS, That the Chicago City Council hereby recognizes the National Spoken Word Awards and National Spoken Word Fest as premier cultural events that contribute to Chicago's economy, tourism industry, artistic excellence, and international reputation as the birthplace of slam poetry and the global home of spoken word; and

WHEREAS, That the Chicago City Council hereby honors Tyrone De'Andre Hawthorne, professionally known as Blaq Ice, by designating him as the Honorary Spoken Word Laureate of the City of Chicago in recognition of his extraordinary leadership, artistic excellence, unwavering dedication to youth development, violence prevention, community empowerment, cultural preservation, and his lasting contributions to the City of Chicago and the spoken word movement worldwide; now, therefore,

Be It Resolved, That in this honorary capacity, Blaq Ice shall be recognized as a cultural ambassador for the City of Chicago, promoting spoken word poetry, literacy, education, artistic excellence, civic engagement, and the continued growth of Chicago's internationally celebrated spoken word community; and

Be It Further Resolved, That a suitable engrossed copy of this resolution be presented to Tyrone De'Andre Hawthorne (Blaq Ice) as an expression of the gratitude, admiration, and highest esteem of the Mayor and members of the Chicago City Council for his extraordinary service to the City of Chicago and its people.

Presented By

ALDERPERSON RODRÍGUEZ (22nd Ward):

TRIBUTE TO LATE RAUL MUÑOZ.

[R2026-0027010]

WHEREAS, Raul Muñoz was an esteemed community member, entrepreneur, and cultural steward whose work enriched the Little Village community and the City of Chicago for more than five decades as the owner of Taquerias Atotonilco, one of Chicago's oldest taquerias; and

WHEREAS, The Chicago City Council has been informed of Raul's passing by the Honorable Michael D. Rodriguez, Alderman of the 22nd Ward; and

WHEREAS, Raul first became connected to Taquerias Atotonilco while delivering ingredients in the early 1970s, beginning a lifelong journey of dedication, perseverance, and commitment to preserving the restaurant's authentic Mexican heritage; and

WHEREAS, When the business was put up for sale, Raul purchased the taqueria and ensured that the beloved flavors of their culture remained a vibrant part of 26th Street, cementing it as one of Little Village's most enduring institutions; and

WHEREAS, The success of the business was made possible in no small part by the unwavering commitment of Raul's wife, Norma Muñoz, whose leadership in the kitchen, attention to detail, and pride in quality helped build a foundation that generations of families continue to appreciate; and

WHEREAS, As an entrepreneur, Raul played a central role in expanding Taquerias Atotonilco's footprint beyond its original Little Village location, establishing new locations in Joliet and Stone Park, sharing the essence of authentic Mexican cuisine with communities across the region; and

WHEREAS, Raul's hard work represented the enduring connection between heritage and community, demonstrating that while one may leave a homeland, the culture, values, traditions, and love for community remain forever in the heart; and

WHEREAS, Raul's contributions and generosity inspired other small business owners and helped strengthen Little Village as a center of Mexican culture and community life in Chicago; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, do hereby honor Raul Muñoz for his decades of service, entrepreneurship, and cultural leadership, and extend our heartfelt appreciation for his contributions to the City of Chicago; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the Muñoz family as a gesture of the city's respect and gratitude.

Presented By

**ALDERPERSON RODRÍGUEZ (22nd Ward) And
ALDERPERSON SIGCHO-LOPEZ (25th Ward):**

**CONGRATULATIONS EXTENDED TO ST. PROCOPIUS CHURCH ON
150TH ANNIVERSARY.**

[R2026-0026372]

WHEREAS, St. Procopius Church, located in the historic Pilsen community of Chicago, was founded in 1875 to serve the growing population of Czech immigrants who settled in the city following the Great Chicago Fire; and

WHEREAS, During 2025 and 2026, St. Procopius Church celebrates its 150th anniversary, marking a century and a half of faith, resilience, and dedicated service to the people of Chicago; and

WHEREAS, The parish was established through the leadership and vision of early community organizers and clergy and quickly became a spiritual, cultural, and educational cornerstone for generations of immigrant families seeking faith, stability, and opportunity in their new home; and

WHEREAS, The current church building, dedicated in 1883 and designed in the Romanesque architectural style, stands as a lasting testament to the faith, sacrifice, and perseverance of its founders and continues to serve as a treasured historic landmark within the City of Chicago; and

WHEREAS, Over the past 150 years, St. Procopius Church has evolved alongside the Pilsen community, transitioning from its roots as a predominantly Czech parish to its vibrant role today serving a largely Mexican American and multicultural congregation while remaining steadfast in its mission of faith, service, and inclusion; and

WHEREAS, Now merged with Providence of God Parish and Holy Trinity Roman Croatian Parish, St. Procopius Church has contributed immeasurably to the social and spiritual fabric of Chicago through the administration of sacraments, educational programming, community outreach, and ministries that have supported thousands of families across generations; and

WHEREAS, The parish has long served as a center of community life in Pilsen, hosting cultural and religious traditions, celebrations, and events that reflect the rich heritage, diversity, and unity of its parishioners; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby honor and congratulate St. Procopius Church on the occasion of its 150th anniversary and extend our sincere gratitude for its enduring contributions to the spiritual, cultural, and civic life of the City of Chicago; and

Be It Further Resolved, That a suitable copy of this resolution be presented to St. Procopius Church as a token of our respect and best wishes for continued success in the years to come.

Presented By

ALDERPERSON TABARES (23rd Ward):

CONGRATULATIONS EXTENDED TO JUAN AGUILAR ON 75TH BIRTHDAY.

[R2026-0026906]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and birthday wishes to Juan Aguilar 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 Juan Aguilar on this joyous occasion as recognition for being an esteemed resident of the City of Chicago; and

WHEREAS, Juan Aguilar 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 15th day of July 2026, do hereby congratulate Juan Aguilar on the occasion of his birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Juan Aguilar 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 Juan Aguilar as a token of appreciation and blessed wishes.

CONGRATULATIONS EXTENDED TO LILLIAN S. GODLEWSKI ON
85TH BIRTHDAY.

[R2026-0026904]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and birthday wishes to Lillian S. Godlewski on her 85th birthday celebration; and

WHEREAS, On behalf of the entire 23rd Ward, Alderman Silvana Tabares would like to extend a personal tribute to Lillian S. Godlewski on this joyous occasion as recognition for being an esteemed resident of the City of Chicago; and

WHEREAS, Lillian S. Godlewski 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; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, gathered here this 15th day of July 2026, do hereby congratulate Lillian S. Godlewski on the occasion of her birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Lillian S. Godlewski for her continued health, happiness and success following her 85th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Lillian S. Godlewski as a token of appreciation and blessed wishes.

Presented By

ALDERPERSON SIGCHO-LOPEZ (25th Ward):

TRIBUTE TO LATE LOURDES CASAS.

[R2026-0026983]

WHEREAS, The Chicago City Council has been informed of her passing by the Alderman of the 25th Ward, Byron Sigcho-Lopez; and

WHEREAS, Lourdes Casas passed away on June 17, 2026. She is survived by her husband, Louie; her siblings, Nolberto Casas, Armando Casas, Yolanda Alvarez, and Maria Duran; along with her godchildren, Catalina Casas, Alex Alvarez, Martin Rosas, Carlos Rosas, Christian Rosas, and Monica Casas; and

WHEREAS, Mrs. Casas was born in Mexico City, Mexico on May 23, 1969, and migrated with her family to Chicago in 1975; and

WHEREAS, From her early days, she flourished in Chicago, becoming a proud graduate of Kelly High School and DePaul University; and

WHEREAS, Mrs. Casas established herself as a trailblazer in Chicago real estate and in 1995 opened her real estate company Casas MEX/USA; and

WHEREAS, Throughout her career, she helped thousands of families accomplish the American dream of homeownership and building their own generational wealth; and

WHEREAS, Mrs. Casas lived her life with a deep devotion to her Catholic faith, spending her time doing what she loved by feeding and clothing the people in her community of Pilsen, when they needed it the most; and

WHEREAS, Mrs. Casas shared her success with her community and when families were short on rent money, she provided, demonstrating the endless bounds of her compassion; and

WHEREAS, Every family and community has a shining star, Mrs. Casas was her family and community's shining star and has now joined the constellation of stars in the sky that will guide their path and the next generation's path as well; now, therefore,

Be It Resolved, That we, the Mayor and the members of the City Council of the City of Chicago, assembled this 15th day of July 2026, do hereby honor the remarkable life and legacy of Lourdes Casas, and extend our most heartfelt condolences to her family and friends.

Presented By

ALDERPERSON FUENTES (26th Ward):

CONGRATULATIONS EXTENDED TO SAN LUCAS UNITED CHURCH OF CHRIST ON 50TH ANNIVERSARY.

[R2026-0026993]

WHEREAS, San Lucas United Church of Christ (Iglesia Unida de Cristo San Lucas), located at 2914 West North Avenue in the Humboldt Park community, has served as an exemplary model of hope, justice, and compassionate service in the City of Chicago for five decades; and

WHEREAS, San Lucas Church was founded in 1976 under the leadership of its founding Pastor, Reverend Jorge L. Morales, with a mission rooted in the biblical example of St. Luke -- to care for those who are marginalized, advocate for justice, and walk alongside individuals and families facing hardship; and

WHEREAS, San Lucas has become widely and affectionately known as "the little church with the big heart", reflecting its unwavering commitment to serving the community beyond the walls of the church; and

WHEREAS, San Lucas is located in the heart of Humboldt Park, one of the nation's most historically significant Puerto Rican communities, and has witnessed and responded to decades of social, economic, and cultural change, including poverty, violence, displacement, immigration challenges, and gentrification, while standing alongside the community in its fight for justice, dignity, and hope; and

WHEREAS, San Lucas has supported a broad range of community-based programs to strengthen individuals, families, and the community at large, including food assistance, utility assistance, housing referrals, employment support, translation services, advocacy, and cultural programming, with tens of thousands of community members receiving assistance through these programs each year; and

WHEREAS, In recent years San Lucas has expanded its commitment to healing through the development of trauma-informed ministries and community wellness initiatives, recognizing the lasting impact of violence, systemic inequities, and community trauma, and has become a leader in promoting emotional wellness and resilience through healing circles, support groups, educational workshops, men's and women's healing initiatives, and its work as a community healing resource center; and

WHEREAS, San Lucas has embraced a holistic model of care that addresses the emotional, spiritual, social, and practical needs of Humboldt Park residents, fostering long-term community healing; and

WHEREAS, San Lucas has cultivated vital partnerships with local schools, universities, healthcare providers, nonprofit organizations, government agencies, and grassroots community leaders to expand access to resources and opportunities for the community; and

WHEREAS, San Lucas has been recognized for its outstanding service through numerous honors, including the United Church of Christ's Award for Justice and Witness, the Martin Luther King Day Award, the Caleb Foote Gates Award, the Outstanding Service Award from Inspired Partnerships, recognition from the State of Illinois Office of the Governor for its work with at-risk youth, recognition from the State of Illinois Juvenile Probation and Court Services, and the Greater Chicago Food Depository Award for Outreach; and

WHEREAS, San Lucas is distinguished by its faith expressed through justice and service, its deep cultural connection to Humboldt Park, its holistic and trauma-informed ministry, its collaborative leadership and community partnerships, and its unconditional hospitality and compassion; and

WHEREAS, The City of Chicago is proud to recognize the legacy of San Lucas Church, which continues to be written with an enduring vision of justice and faith, and as Humboldt Park continues to change; San Lucas remains steadfast in its mission to serve as both a spiritual home and a community leader, inspiring principles of hope, healing, justice, and the Christian faith; now, therefore,

Be It Resolved, That we, Mayor Brandon Johnson and the members of Chicago City Council, do hereby commend and honor San Lucas Church on the occasion of its 50th anniversary, and extend our deepest gratitude for its five decades of faithful service, justice, and healing in the Humboldt Park community; and

Be It Further Resolved, That suitable copies of this resolution be presented to San Lucas Church as a token of our gratitude, admiration, and deep respect for its extraordinary contributions to the City of Chicago.

Presented By

ALDERPERSON BURNETT (27th Ward):

CONGRATULATIONS EXTENDED TO BISHOP JAMES CURTIS AUSTIN, SR. FOR LIFE OF CHRISTIAN SERVICE, PASTORAL LEADERSHIP AND CONTRIBUTIONS TO CITY OF CHICAGO.

[R2026-0027174]

WHEREAS, Bishop James Curtis Austin, Sr. is a dedicated pastor, spiritual teacher, and uncompromising preacher of the Gospel of Jesus Christ, widely known and respected as an honorable man and a holy man of God whose life exemplifies faith, integrity, and servant leadership; and

WHEREAS, Bishop Austin is the devoted husband of Missionary Vernesta T. Austin, and together they have built a strong Christian family as the proud parents of four adult children: James Curtis Austin, Jr. (Yashika), Dorcas, Prisca, and Marcus, and the loving grandparents of one grandson, James Curtis Austin III, affectionately known as "Hudson"; and

WHEREAS, Bishop Austin answered the divine call to ministry in 1966 before graduating in 1967, demonstrating his lifelong commitment to the work of the Lord; and

WHEREAS, In 1978, he was appointed pastor of St. Luke Church of God in Christ, where his visionary leadership faithful service, and steadfast commitment to the Gospel have strengthened countless lives, and in 2004, he was consecrated to the sacred office of bishop; and

WHEREAS, Throughout his ministry, Bishop Austin has established enduring partnerships with respected organizations, including Tabitha House, a ministry serving individuals experiencing homelessness, and the renowned Moody Bible Institute, reflecting his dedication to both spiritual and community development; and

WHEREAS, Bishop Austin has faithfully and compassionately served the underserved and underprivileged throughout Chicago's Near North community, where St. Luke Church of God in Christ has faithfully ministered for more than 75 years, while extending his missionary outreach around the world, particularly to the nation of Liberia, which has held a special place in his heart since his missionary journey there in March 2018; and

WHEREAS, Under Bishop Austin's exceptional leadership, St. Luke Church of God in Christ has earned widespread recognition throughout the City of Chicago and beyond, welcoming distinguished public servants including former Illinois Governor Pat Quinn, former President of the United States Barack Obama, and former Illinois Secretary of State Jesse White; and

WHEREAS, Bishop Austin has made significant contributions to preserving the history and legacy of the Church through the production of "The Legacy of a Leader", a commemorative documentary honoring the life and ministry of the late Bishop Charles Harrison Mason, one of the great yet often unsung spiritual leaders of the 20th century; and

WHEREAS, Bishop Austin has further enriched the Body of Christ through his literary works, co-authoring *Preach* with First Lady Vernesta T. Austin and authoring *The God-Ordained Life*, accompanied by an eight-week DVD teaching series that inspires believers to discover and fulfill God's divine purpose for their lives; and

WHEREAS, Bishop James Curtis Austin, Sr. continues to faithfully serve as a devoted servant of the Lord Jesus Christ, a shepherd after God's own heart and a faithful minister whose unwavering commitment to the Gospel has impacted generations of believers; now, therefore,

Be It Resolved, That we do hereby honor and recognize Bishop James Curtis Austin, Sr. for his extraordinary life of Christian service, exemplary pastoral leadership steadfast commitment to the Kingdom of God, and tireless dedication to the spiritual, educational, and social well-being of the communities he has faithfully served; and

Be It Further Resolved, That we express our deepest appreciation and heartfelt gratitude for Bishop Austin's decades of faithful ministry, his unwavering devotion to the Gospel of Jesus Christ, his compassionate service to humanity, and his enduring legacy of faith, leadership, and excellence.

CONGRATULATIONS EXTENDED TO SMYTH RESTAURANT ON EARNING THREE MICHELIN STARS AND PLACING NUMBER ONE ON 2026 NORTH AMERICA'S 50 BEST RESTAURANTS.

[R2026-0026991]

WHEREAS, Smyth, located in Chicago's West Loop neighborhood, is led by acclaimed Chefs John Shields and Karen Urie Shields; and

WHEREAS, The restaurant has earned three Michelin stars and has been recognized as the Number One restaurant on the "2026 North America's 50 Best Restaurants" list; and

WHEREAS, The chefs and their team have demonstrated an unwavering commitment to culinary excellence by partnering with farms, fishermen, purveyors, and artisans across the United States to source exceptional seasonal ingredients; and

WHEREAS, The restaurant's innovative multi-course tasting menu celebrates the flavors of the Midwest while showcasing creativity, craftsmanship, and a deep respect for North American agriculture and food production; and

WHEREAS, The establishment has elevated Chicago's reputation as a world-class culinary destination through its dedication to quality, sustainability, and innovation; now, therefore,

Be It Resolved, That City of Chicago hereby recognizes and commends Smyth, along with Chefs John Shields and Karen Urie Shields, for their outstanding achievements and contributions to the culinary arts; and

Be It Further Resolved, That City of Chicago congratulates the entire Smyth team on its recognition as North America's top-ranked restaurant in 2026 and expresses appreciation for its role in promoting excellence, innovation, and the rich agricultural heritage of the Midwest and the United States.

Presented By

ALDERPERSON CARDONA (31st Ward):

RECOGNITION OF EL SON DE ANTONIO KEKA ON PRESERVATION AND PROMOTION OF DOMINICAN CULTURAL HERITAGE.

[R2026-0026986]

WHEREAS, El Son de Antonio Keka is a longstanding community-based cultural tradition originating in the Los Pepines neighborhood of Santiago de los Caballeros, Dominican Republic. Founded in the early 1970s by José Antonio Rodríguez ("Antonio Keka"), it has become one of the city's most cherished celebrations of traditional Dominican son music, dance, and community life; and

WHEREAS, Through generations of musicians, dancers, and community members, El Son de Antonio Keka has preserved an important cultural tradition that reflects the history, identity, and values of the Dominican people; and

WHEREAS, Following the passing of Don Antonio Keka in 2021, his family and dedicated community members have continued his legacy, ensuring that this unique cultural tradition remains alive and accessible for future generations through weekly gatherings, music, dance, and community engagement; and

WHEREAS, El Son de Antonio Keka has become a cultural symbol of Santiago de los Caballeros, bringing together residents, visitors, and tourists to celebrate Dominican music, dance, community, and heritage while preserving a living tradition for future generations; and

WHEREAS, In recognition of its historical and cultural significance, El Son de Antonio Keka has been officially recognized as Cultural Heritage of the City of Santiago by the Municipal Government of Santiago, honoring its invaluable contribution to preserving one of the Dominican Republic's most treasured living cultural traditions; and

WHEREAS, The visit of El Son de Antonio Keka to the City of Chicago during Hispanic Heritage Month represents a unique opportunity to strengthen cultural exchange, celebrate the contributions of the Dominican community, and share an authentic expression of Dominican heritage with residents and visitors throughout the city; and

WHEREAS, Through performances, educational workshops, and cultural programming, El Son de Antonio Keka continues to inspire new generations to value, preserve, and celebrate the cultural traditions that unite communities across borders; now, therefore,

Be It Resolved, That we, the Alderman of the 31st Ward and the City of Chicago, do hereby recognize and honor El Son de Antonio Keka for its exceptional commitment to preserving Dominican cultural heritage and for enriching the cultural diversity of the City of Chicago through music, dance, education, and community engagement; and

Be It Further Resolved, That the City of Chicago extends its sincere appreciation and best wishes to the members of El Son de Antonio Keka for their continued dedication to preserving this remarkable cultural tradition and for sharing the rich cultural heritage of the Dominican Republic with audiences in Chicago and beyond.

Presented By

ALDERPERSON CONWAY (34th Ward):

CONGRATULATIONS EXTENDED TO DONNA WEEMS ON RETIREMENT FROM RENAISSANCE COURT SENIOR CENTER.

[R2026-0026805]

WHEREAS, The members of the City Council of Chicago wish to recognize the numerous accomplishments and decades of honorable service of Ms. Donna Weems, the Regional Director of the Renaissance Court Senior Center; and

WHEREAS, Ms. Weems announced her retirement after a career of service in Chicago spanning four decades; and

WHEREAS, The City Council has been notified of her retirement by the Honorable Bill Conway, Alderman of the 34th Ward; and

WHEREAS, Donna Weems began her service to Chicago in the early 1980s as part of the Job Training Partnership Act; and

WHEREAS, In 1985, Ms. Weems became involved as a mobile interventionist, and later a supervisor, for the Chicago Intervention Network, a pioneering anti-gang initiative, after losing her late husband to gun violence; and

WHEREAS, Ms. Weems broke barriers in 1988 as one of the first women truck drivers hired by the Water Department, where she proudly championed women's wage parity and fair overtime practices; and

WHEREAS, Continuing her service with the Chicago Department of Public Health, Ms. Weems oversaw critical programs related to STI prevention, food safety, and Hepatitis B Surveillance in infants; and

WHEREAS, Ms. Weems returned to City service in 2021 before successfully stepping into the role as Regional Director at Renaissance Court, successfully reopening this popular Senior Center; and

WHEREAS, Ms. Weems' warm and capable leadership has left a lasting impact on many seniors across Chicago, with monthly attendance growing from 300 visitors in June 2023 to over 1,500 monthly visitors today; 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 July 15, 2026, do hereby express our appreciation to Ms. Donna Weems, and extend to her our congratulations upon her retirement; and

Be It Further Resolved, That suitable copies of this resolution be printed to Ms. Weems as a token of our gratitude and congratulations.

Presented By

ALDERPERSON NUGENT (39th Ward):

CELEBRATION OF 25TH ANNIVERSARY OF ENACTMENT OF ABANDONED NEWBORN INFANT PROTECTION ACT.

[R2026-0026943]

WHEREAS, August 17, 2026 marks the 25th anniversary of the enactment of the Abandoned Newborn Infant Protection Act, a milestone marking a quarter century of Illinois providing parents in crisis with a safe and lawful option to relinquish a newborn infant; and

WHEREAS, The Chicago City Council has been informed of this milestone by the Honorable Samantha Nugent, Alderman of the 39th Ward; and

WHEREAS, The Abandoned Newborn Infant Protection Act was signed into law on August 17, 2001, making Illinois one of the first states in the nation to establish legal protections for the safe relinquishment of newborn infants; and

WHEREAS, The law, which is commonly referred to as Illinois' "Safe Haven law", allows a parent to anonymously relinquish an unharmed infant aged 30 days or younger at a designated Safe Haven, ensuring that the infant receives prompt medical treatment and may later be placed with an adoptive family that is willing and able to provide a safe and permanent home; and

WHEREAS, Under the Safe Haven law, hospitals, fire stations, emergency medical facilities, and police stations serving as designated Safe Havens provide parents in crisis with a secure, anonymous, and compassionate alternative to unsafe abandonment; and

WHEREAS, For 25 years, the Safe Haven law has helped protect the lives and well-being of vulnerable newborn infants while providing parents facing extraordinary circumstances with a lawful and humane option during times of crisis; and

WHEREAS, Continued public education and awareness of Illinois' Safe Haven law remain essential so that every parent in crisis knows that help is available and that they may safely surrender an unharmed infant without fear of criminal prosecution; and

WHEREAS, The 25th anniversary of the Safe Haven law provides an opportunity to recognize the many lives that have been protected since its enactment and to reaffirm Illinois' commitment to safeguarding newborn infants and supporting families in crisis; and

WHEREAS, The City of Chicago joins communities throughout Illinois in commemorating this significant milestone and expressing its gratitude to all those whose dedication has contributed to the enduring success of the Abandoned Newborn Infant Protection Act; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby celebrate the 25th anniversary of the enactment of Illinois' Safe Haven law, the Abandoned Newborn Infant Protection Act, and recognize its lasting role in protecting vulnerable newborn infants throughout Illinois.

Presented By

ALDERPERSON NAPOLITANO (40th Ward):

**CONGRATULATIONS EXTENDED TO JENNIFER DI SANTI ON RETIREMENT
FROM NORWOOD PARK ELEMENTARY SCHOOL.**

[R2026-0026450]

WHEREAS, The members of the Chicago City Council are pleased to recognize and honor outstanding individuals whose dedication and commitment have enriched the lives of Chicago's residents; and

WHEREAS, Jennifer DiSanti is retiring after 35 years of exemplary service to the students, families, and communities of the Chicago Public Schools; and

WHEREAS, Ms. DiSanti followed in the proud footsteps of her parents, both educators, carrying forward a family tradition of service, learning, and devotion to children; and

WHEREAS, Throughout her distinguished career, Ms. DiSanti served at Alexander Graham Elementary School from 1991 to 2007, John C. Dore Elementary School from 2007 to 2012, and Norwood Park Elementary School from 2012 until her retirement in 2026; and

WHEREAS, Ms. DiSanti dedicated her professional life to nurturing young learners, teaching students in kindergarten through second grade and serving as a reading specialist, helping countless children develop the foundational skills necessary for lifelong success; and

WHEREAS, Through her compassion, patience, professionalism, and unwavering commitment to education, Ms. DiSanti positively impacted generations of students and inspired colleagues, parents, and members of the school communities she faithfully served; and

WHEREAS, The influence of a dedicated teacher extends far beyond the classroom, and Ms. DiSanti's tireless efforts have helped shape the futures of thousands of Chicago children during her remarkable 35 year career; and

WHEREAS, The City of Chicago is grateful for Ms. DiSanti's extraordinary contributions to public education and her steadfast devotion to the students entrusted to her care; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, assembled this 15th day of July 2026, do hereby honor and congratulate Jennifer DiSanti on her retirement and express our deepest appreciation for her 35 years of distinguished service to the Chicago Public Schools; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Jennifer DiSanti as a token of our respect, gratitude, and best wishes for a happy, healthy, and fulfilling retirement.

Presented By

ALDERPERSON REILLY (42nd Ward):

CONGRATULATIONS EXTENDED TO MARY JANE KARAMUZIS ON 90TH BIRTHDAY.

[R2026-0026992]

WHEREAS, Mary Jane Karamuzis, beloved member of the 42nd Ward community, will celebrate her 90th birthday on August 7, 2026; and

WHEREAS, The Chicago City Council has been informed of this joyous occasion by the Honorable Brendan Reilly, Alderman of the 42nd Ward; and

WHEREAS, Mary Jane was born on August 7, 1936, the daughter of Antonio and Rita Perlotto, who immigrated from the northern Veneto region in Italy through Ellis Island in pursuit of the American dream and established their home in the Roseland Neighborhood on 119th and Michigan Avenue, joining a vibrant community of Italian immigrant families; and

WHEREAS, Raised in a hardworking family, Mary Jane's father Antonio was a self-made carpenter whose craftsmanship provided for the family and whose skill was passed down to her older brother Victor, who later built a home for his family after returning home following his service in Europe for the United States Army during WWII; and

WHEREAS, As Chicago entered a new era of growth and opportunity in the 1950s, Mary Jane finished high school and commuted daily on the Illinois Central to an exciting new job at the newly completed 41-story Prudential Building, then the tallest building in the city; and

WHEREAS, Soon after, Mary Jane fell in love and married Peter Karamuzis and raised a family built on their shared Italian and Greek heritage, welcoming their son Anthony Karamuzis into the world in 1966 and buying their home in the south suburb of Alsip; and

WHEREAS, After her husband Peter passed away in 1988, Mary Jane returned to the workforce and served the public as an employee of the old Oak Forest Hospital of Cook County; and

WHEREAS, Following her retirement, Mary Jane moved to the 42nd Ward to be closer to her son, where she cherishes her weekend breakfast at the Sunny Side Up restaurant, playing cards on her sundeck, watching her alderman on the news, spending time with her two dogs, Max and Sophie, and attending the annual summer celebration held by her condominium community which fittingly coincides with her birthday celebrations; and

WHEREAS, Throughout 90 remarkable years, Mary Jane Karamuzis has witnessed extraordinary moments in our nation's and our city's history while embodying the resilience, optimism, and strong family values that have long defined generations of Chicagoans; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, extend our heartfelt congratulations and best wishes to Mary Jane Karamuzis on the occasion of her 90th birthday, celebrating a life richly lived and a legacy that continues to positively impact our city; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Mary Jane Karamuzis as a symbol of the city's esteem, honor, and respect.

Presented By

ALDERPERSON KNUDSEN (43rd Ward):

TRIBUTE TO LATE DEIDRE GRAZIANO.

[R2026-0026801]

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, We mourn the death of Deidre Graziano, born and raised daughter of Chicago, who was a devoted advocate for children's rights, a committed environmentalist, and a longtime resident and advocate for the Lincoln Park area; and

WHEREAS, Deidre was a founding member of the Park West Cooperative Nursery School, providing childcare to her community, while also ultimately achieving a PhD in early childhood education; and

WHEREAS, She tirelessly devoted time to her advocacy, working in family literacy centers in Uptown, assisting in the creation of a nature room at Chicago's juvenile court, and assisting teenage moms at a treatment center; and

WHEREAS, Deidre Graziano served as vice-president of the Lincoln Central Association, where she helped to shepherd the neighborhood, improving access to affordable housing while also preserving the architectural heritage of Central Lincoln Park; and

WHEREAS, She was born on July 17, 1945, and passed away on May 19, 2026. She was the daughter of Christine Nugent and Willy Quirk and grew up with her three sisters in West Garfield Park. She attended St. Mel's Elementary, Trinity High, and Loyola University; and

WHEREAS, Deidre Graziano spent nearly her entire adult life in Lincoln Park, where she moved with her husband Tom in 1967, and where she raised her three children Kristin, Megan, and Tony. She is survived by seven grandchildren, many loving family members, and the nature that she prized throughout the city; now, therefore,

Be It Resolved, That we, the members of the Chicago City Council, assembled this day, do hereby honor and commend Deidre Graziano for her lifelong activism in the Lincoln Park area, her devotion to inclusive causes and children's welfare; and, that a suitable copy of this resolution be presented to Deidre's family as a token of appreciation and gratitude from Alderman Timmy Knudsen and the 43rd Ward Office.

TRIBUTE TO LATE ALLAN MELLIS.

[R2026-0026800]

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, We honor the late Allan Mellis, who served on the Wrightwood Neighbors Association (WNA) Board for more than five decades, demonstrating a record of service that stands as a model of dedication, stewardship, and community leadership; and

WHEREAS, Throughout his years of service, Allan Mellis was 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 Park Library Committee and played a pivotal role in the establishment and protection 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; and

WHEREAS, Allan Mellis was born on December 11, 1944, and passed away on April 26, 2026, leaving behind a loving family including his wife, Linda Polacheck Mellis; their two sons, David and Daniel; David's wife, Dena Molnar and their children, Oren and Louisa; Daniel's wife, April Sheridan and their son, Samuel; and his sister Marilyn Longman; as well as an unparalleled legacy of commitment and friendship to the 43rd Ward community that will continue into perpetuity; and

WHEREAS, The 43rd Ward Office mourns our friend Allan Mellis and will continue to honor his legacy through creative stewardship to all of our community assets; now, therefore,

Be It Resolved, That we, the members of the Chicago City Council, assembled this day, do hereby honor the late, great 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 Mr. Mellis' family as a token of appreciation and gratitude from Alderman Timmy Knudsen and the 43rd Ward Office.

TRIBUTE TO LATE JOEL FALK ZEMANS.

[R2026-0026799]

WHEREAS, Joel Zemans worked tirelessly and thoughtfully to invest and uplift the communities of the 43rd Ward as the CEO of Mid Town Bank & Trust; and

WHEREAS, Joel grew up rooted in Chicago as a resident of South Shore, served as an Eagle Scout, and graduated from South Shore High School; and

WHEREAS, Joel attended the University of Chicago, where Joel played with distinction as an All-American on the college basketball team and is a UChicago athletic hall of fame inductee; and

WHEREAS, Joel worked as a real estate developer, before assuming leadership of Mid Town Bank & Trust in 1976, leading the business into success and community engagement with his "doing well and doing good" mentality; and

WHEREAS, Joel invested in many businesses that traditional banks would not touch, including businesses from marginalized communities like Sidetrack Bar and the Black Ensemble Theatre that have enlivened our community with their presence; and

WHEREAS, Joel was a strong supporter of the arts, aiding Steppenwolf Theatre and Victory Gardens Theater in their quest to bring the theatrical arts to Chicago; and

WHEREAS, Joel helped to create the Sara Spurlark Award scholarship for Kenwood Academy, aiding underprivileged students in their quest for collegiate academic excellence; and

WHEREAS, The 43rd Ward and Chicago is a kinder, brighter, more culturally diverse and representative place thanks to Joel's decades of investment in underserved communities; and

WHEREAS, This resolution honoring Joel represents the powerful work he underwent in building community, small business, and cultural landmarks near and far throughout the 43rd Ward and Chicago; now, therefore,

Be It Resolved, That we, the members of the Chicago City Council, assembled this day, do hereby honor and commend the late Joel Falk Zemans for his extraordinary leadership, unwavering commitment, and decades of volunteer service to the 43rd Ward, the Lincoln Park, Old Town, and Gold Coast communities, and Chicago as a whole; and, that a suitable copy of this resolution be presented to Mr. Zemans' family as a token of appreciation and gratitude from Alderman Timmy Knudsen and the 43rd Ward Office.

Presented By

**ALDERPERSON KNUDSEN (43rd Ward) And
ALDERPERSON LAWSON (44th Ward):**

**CONGRATULATIONS EXTENDED TO CHICAGO SCULPTURE EXHIBIT ON
25TH ANNIVERSARY.**

[R2026-0026690]

WHEREAS, The Chicago Sculpture Exhibit was founded in 2001 as the Lincoln Park Community Art Initiative by former Alderman Vi Daley as a new way to beautify the neighborhood; and

WHEREAS, The Chicago City Council has been informed of this important milestone by the Honorable Timmy Knudsen of the 43rd Ward and the Honorable Bennett Lawson of the 44th Ward; and

WHEREAS, The Chicago Sculpture Exhibit is the only fully independent non-profit program within the city that provides free public art by working with a variety of donors and sponsors; and

WHEREAS, For the past 25 years the Chicago Sculpture Exhibit has grown from just eight sculptures in its first year to an average of 50 per year presently; and

WHEREAS, The geographic scope of the Chicago Sculpture Exhibit has branched out from its starting place in Lincoln Park to encompass neighborhoods across Chicago, with the intention of reaching all 77 in the future; and

WHEREAS, The Chicago Sculpture Exhibit issues a "Call for Artists" each year and a jury comprised of influential leaders throughout the city selects new artwork for placement in the spring; and

WHEREAS, The presence of public art in neighborhoods has been shown to provide many real-world economic benefits to communities and mental and physical benefits amongst residents; and

WHEREAS, The Chicago Sculpture Exhibit has provided a free way for neighborhoods and its residents to experience the art of sculptors who come from within the United States and across the globe; and

WHEREAS, The Chicago Sculpture Exhibit, in recognition of the spectacular accomplishments of Chicago's own Richard Howard Hunt, the most prolific African American sculptor in modern times, has established the biennial Richard Hunt Legacy Award, and

WHEREAS, Pursuant to the unfortunate death of Richard Hunt in 2023, the Chicago Sculpture Exhibit has partnered with the Richard Hunt Legacy Foundation to ensure the future viability of the biennial Award, and

WHEREAS, This Richard Hunt Award has helped support three aspiring artists to date, Gwen Yen Chiu in 2021, Salvador Jimenez-Flores in 2023, and D. Lamar Preston in 2025, providing funding to bring their identity and artistry to a larger audience; and

WHEREAS, The people of Chicago benefit substantially from the presence of public art and the contributions of the artists who participate in the Chicago Sculpture Exhibit. This anniversary celebration is a timely reminder of the important contributions made by the Chicago Sculpture Exhibit in the promotion of art and artists in the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, assembled the 15th of July 2026, do hereby honor and salute the Chicago Sculpture Exhibit on the occasion of its 25th anniversary, and welcome all members to view the sculptures located across the city; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the Chicago Sculpture Exhibit Board of Directors, as a symbol of our esteem and gratitude.

Presented By

ALDERPERSON LAWSON (44th Ward):

**CONGRATULATIONS EXTENDED TO CHICAGO CUBS ON 150TH ANNIVERSARY
AND DECLARATION OF AUGUST 29, 2026 AS "CHICAGO CUBS DAY".**

[R2026-0027067]

WHEREAS, In 1876, five years after the Great Chicago Fire, the Chicago Cubs became a charter member of the new National League of Professional Base Ball Clubs, founded by, among others, Chicagoan William Hulbert and then-club secretary and player-manager Albert Spalding, founder of the sporting goods company which still bears his name today; and

WHEREAS, The Cubs played their first National League game on April 25, 1876, two months before Custer's Last Stand and three months before Colorado was admitted as the 38th state of the union, winning 4 -- 0 versus the Louisville Grays behind pitcher Albert Spalding's complete game shutout; and

WHEREAS, Of the eight charter members of the National League only two remain, and the Cubs are the only one to have remained loyal to their original city since 1876; and

WHEREAS, Since 1876, more than 182,000,000 fans have attended Cubs games in Chicago, celebrating success, enjoying America's pastime, cheering their team, and bringing economic success to the city, and millions more have listened on radio and watched on television; and

WHEREAS, The team has played more than 22,000 games and used nearly 2,300 players -- both Major League records; and

WHEREAS, The Cubs have won eight division titles, 17 National League pennants, including the inaugural National League pennant in 1876, and three World Series championships, including a thrilling seven game series with Cleveland in 2016; and

WHEREAS, The 2016 parade celebrating the Cubs World Series championship was reported to have been attended by an estimated five million people, making it the largest recorded non-religious gathering in human history and the 7th largest gathering of any type at the time; and

WHEREAS, The team won the 1907 and 1908 World Series playing at the West Side Grounds in the area near Taylor and Wood Streets in what is today the Illinois Medical District; and

WHEREAS, The Cubs have played around the world, including opening the 2025 MLB season in Tokyo, playing in 2023 in London, becoming the first team to play a regular season MLB game in Asia when they opened the 2000 season versus the New York Mets, and the first team to play an around-the-world baseball tour in 1888 – 1889, which also made them the first MLB team to play games in Australia, Egypt, France, Italy, New Zealand, and Sri Lanka; and

WHEREAS, A Chicago Cubs “W” flag has flown from the summit of Mount Everest and the shores of the Dead Sea, in outer space at the International Space Station, and on both the North and South poles; and

WHEREAS, The team was called “Cubs” for first time in 1902 in reference to a roster of young players in spring training; and officially adopted the name in 1907; and

WHEREAS, The team has played at Wrigley Field since 1916, and has been a part of countless events etched in the national consciousness, including Babe Ruth's famous “Called Shot” in the 1932 World Series, Gabby Hartnet's “Homer in the Gloamin”, and at the home of the last remaining Major League ballpark in which Jackie Robinson played; and

WHEREAS, The Cubs have scored more than 103,000 runs and collected more than 200,000 hits -- also Major League records -- won the highest scoring game in MLB history (49 total runs), 26 -- 23 on August 25, 1922, and has scored the most runs ever in a single MLB game, 36, on June 29, 1897; and

WHEREAS, The team's season record of 116 wins in the 154-game season of 1906 is still a Major League Baseball record today; and

WHEREAS, 54 Cubs players, managers, and executives have been enshrined in the National Baseball Hall of Fame in Cooperstown, New York; and

WHEREAS, The Cubs made history in 1926 when Margaret Donohue became the first woman in Major League Baseball unrelated to a team owner to serve as an officer of a professional sports team; and

WHEREAS, The Cubs were the first Major League team to hire an African American coach, Buck O'Neil in 1962; and

WHEREAS, The Cubs have employed hundreds of thousands of Chicago residents; and

WHEREAS, Cubbie Blue is a color known to be a source of pride to Cubs fans across the globe; and

WHEREAS, Cubs Charities has donated more than \$51 Million since 2009 to support families and individuals, promote youth sports and well-being, and improve lives and communities across all 77 neighborhoods of the City of Chicago; and

WHEREAS, Famous Cubs such as Ernie Banks, Mordecai Brown, Phil Cavaretta, Frank Chance, Andre Dawson, Johnny Evers, Stan Hack, Gabby Hartnett, Fergie Jenkins, Anthony Rizzo, Ryne Sandberg, Ron Santo, Sammy Sosa, Joe Tinker, Billy Williams, and more than 2,000 others have brought joy and celebration to fans for generations; and

WHEREAS, The Chicago City Council has been informed of this momentous occasion by the Honorable Bennett Lawson, Alderman of the 44th Ward; and

WHEREAS, In celebration of the professional sports franchise having made the longest and greatest contribution to the City of Chicago; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of Chicago, gathered here this 15th day of July 2026, do hereby congratulate the Chicago Cubs on 150 years as part of the fabric of our city, serving to delight fans, attract visitors, and heighten the civic pride of our entire city; and

Be It Further Resolved, That we declare August 29, 2026, as "Chicago Cubs Day" in the City of Chicago, to celebrate and honor the team and all those who have played for, worked for, enjoyed the triumphs of, and shared a passion for, the Chicago Cubs; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to the Chicago Cubs as a token of our respect, gratitude, and congratulations on this milestone.

CONGRATULATIONS EXTENDED TO TRADER TODD'S ON 25TH ANNIVERSARY.
[R2026-0027068]

WHEREAS, The Chicago City Council has been informed of the 25th anniversary of Trader Todd's by the Honorable Bennett Lawson, Alderman of the 44th Ward; and

WHEREAS, Trader Todd's, founded by Todd Hyatt and Virginia Carstarphen and now co-owned by William Gold and Neil Lesneski, is a beloved tropical-themed karaoke bar in Lakeview celebrating 25 years of service to the neighborhood and surrounding community; and

WHEREAS, Todd Hyatt opened his first Chicago bar in the late 1990s on Dearborn, but moved up to the Lakeview neighborhood and opened what is now Trader Todd's; and

WHEREAS, Todd and Virginia Hyatt, a dedicated husband-and-wife team, opened Trader Todd's in 2001 with the help of their good friend and actor, the late Don "Ogre" Gibb; and

WHEREAS, Todd and Virginia's first vacation together was to Key West, Florida, where they fell in love with the tropical oasis and wanted to bring a little bit of Key West to Chicago, giving inspiration for the paradise theme of Trader Todd's; and

WHEREAS, A key feature of Trader Todd's tropical theme is the boat in the back room that the bar was built around, a boat that belonged to Todd's best friend Philip and is now dedicated to his memory; and

WHEREAS, Trader Todd's is an authentic pan-tropical themed restaurant that offers great times through pan-tropical food, festive tiki drinks, and karaoke; and

WHEREAS, Trader Todd's is famous for their karaoke, encouraging people of all skill levels to participate, including longtime Chicago Bull Jimmy Butler who took the karaoke stage in 2017; and

WHEREAS, Trader Todd's is a beloved staple of the Lakeview East neighborhood and Chicago community, providing a vacation without leaving Chicago and creating a foundation for lifelong memories, friendships, and fun; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, gathered here this 15th day of July 2026, do hereby congratulate Trader Todd's on 25 years of building community and memories; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Todd Hyatt, Virginia Carstarphen, William Gold, and Neil Lesenski as a token of our respect and sincere congratulations on this milestone.

Presented By

ALDERPERSON GARDINER (45th Ward):

CONGRATULATIONS EXTENDED TO JOHN ADORNO ON 65TH BIRTHDAY.

[R2026-0026874]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to John Adorno 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 John Adorno 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 15th day of July 2026, do hereby congratulate John Adorno on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to John Adorno.

CONGRATULATIONS EXTENDED TO MARIA AGUILA ON 65TH BIRTHDAY.
[R2026-0026847]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Maria Aguila 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 Maria Aguila 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 15th day of July 2026, do hereby congratulate Maria Aguila on the occasion of her birthday; now, therefore,

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Maria Aguila.

CONGRATULATIONS EXTENDED TO ELZBIETA CHUDZINSKA ON 80TH BIRTHDAY.
[R2026-0026848]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Elzbieta Chudzinska in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Elzbieta Chudzinska 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 15th day of July 2026, do hereby congratulate Elzbieta Chudzinska on the occasion of her birthday; now, therefore,

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Elzbieta Chudzinska.

CONGRATULATIONS EXTENDED TO EDWARD EDWARDS ON 80TH BIRTHDAY.
[R2026-0026850]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Edward Edwards 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 Edward Edwards 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 15th day of July 2026, do hereby congratulate Edward Edwards on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Edward Edwards.

CONGRATULATIONS EXTENDED TO DONNA FLEISCHAKER ON 85TH BIRTHDAY.
[R2026-0026852]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Donna Fleischaker in honor of her 85th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Donna Fleischaker 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 15th day of July 2026, do hereby congratulate Donna Fleischaker on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Donna Fleischaker.

CONGRATULATIONS EXTENDED TO JOHN FORLIANO ON 80TH BIRTHDAY.

[R2026-0026854]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to John Forliano 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 John Forliano 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 15th day of July 2026, do hereby congratulate John Forliano on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to John Forliano.

CONGRATULATIONS EXTENDED TO MICHAEL HUGH ON 65TH BIRTHDAY.

[R2026-0026969]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Michael Hugh 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 Michael Hugh 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 15th day of July 2026, do hereby congratulate Michael Hugh on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Michael Hugh.

CONGRATULATIONS EXTENDED TO EDWARD KING ON 70TH BIRTHDAY.

[R2026-0026855]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Edward King 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 Edward King 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 15th day of July 2026, do hereby congratulate Edward King on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Edward King.

CONGRATULATIONS EXTENDED TO JOHN KUSSMAN ON 70TH BIRTHDAY.
[R2026-0026856]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to John Kussman 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 John Kussman 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 15th day of July 2026, do hereby congratulate John Kussman on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to John Kussman.

CONGRATULATIONS EXTENDED TO JO LAWNICKI ON 91ST BIRTHDAY.
[R2026-0026857]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Jo Lawnicki 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 Jo Lawnicki 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 15th day of July 2026, do hereby congratulate Jo Lawnicki on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Jo Lawnicki.

CONGRATULATIONS EXTENDED TO JAMES LEWAND ON 80TH BIRTHDAY.
[R2026-0026859]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to James Lewand 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 James Lewand 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 15th day of July 2026, do hereby congratulate James Lewand on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to James Lewand.

CONGRATULATIONS EXTENDED TO FATHER DANIEL MC CARTHY ON 85TH BIRTHDAY.

[R2026-0026958]

WHEREAS, Father Daniel McCarthy celebrated his 85th birthday, marking a lifetime of faithful service, unwavering compassion, and extraordinary dedication to the people of the City of Chicago; and

WHEREAS, Born in Chicago on July 1, 1941, Father McCarthy was raised by his Irish-born parents on Chicago's South Side, where, in his own words, he became "the rarest of creatures: a South Side Cubs fan"; and

WHEREAS, At the age of 14, Father McCarthy answered God's call to the priesthood and began his studies at Quigley Preparatory Seminary, beginning a lifelong journey of faith and service; and

WHEREAS, Father McCarthy was ordained to the priesthood on April 27, 1967, by John Cardinal Cody and began a remarkable ministry that has spanned nearly six decades of selfless service to countless individuals and families throughout the Archdiocese of Chicago; and

WHEREAS, His early assignments at Maryville Academy and Angel Guardian Orphanage fostered a lifelong commitment to guiding, mentoring, and caring for young people, a commitment that has remained at the heart of his ministry throughout his life; and

WHEREAS, Father McCarthy faithfully served numerous parish communities, including Our Lady of Victory, St. Matthias Parish, St. Timothy Parish, and St. Tarcissus Parish, now St. Elizabeth of the Trinity, where he served as associate pastor and later as pastor until his retirement in 2011; and

WHEREAS, In addition to his parish leadership, Father McCarthy faithfully served as Chaplain at Resurrection College Prep High School and Notre Dame College Prep, providing spiritual guidance, encouragement, and pastoral care to generations of students, faculty, staff, and families; and

WHEREAS, Although officially retired from parish leadership, Father McCarthy has never retired from serving others. He continues to generously dedicate his time, wisdom, and pastoral care to the people of the Northwest Side, remaining a constant presence at parish celebrations, community events, schools, and countless moments of joy, sorrow, and prayer; and

WHEREAS, Father McCarthy's kindness, humility, sense of humor, and steadfast faith have touched the lives of thousands, making him not only a beloved priest but also a trusted mentor, friend, and pillar of the community whose influence extends far beyond the walls of the church; and

WHEREAS, His enduring commitment to serving God through service to others stands as an inspiring example of faith, leadership, and compassion for all who have had the privilege of knowing him; now, therefore,

Be It Resolved, That Alderman James Gardiner and the members of the Chicago City Council do hereby honor and congratulate Father Daniel McCarthy on the joyous occasion of his 85th birthday, celebrate his lifetime of faithful service to the City of Chicago and its residents, and express their deepest gratitude for the immeasurable impact he has made through his ministry, leadership, and unwavering devotion to the community; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Father Daniel McCarthy as a token of the City of Chicago's profound appreciation, admiration, and best wishes for continued health, happiness, and God's abundant blessings in the years ahead.

CONGRATULATIONS EXTENDED TO SHANA MC NAMARA ON GRADUATION FROM CHICAGO FIRE ACADEMY.

[R2026-0026990]

WHEREAS, The members of the Chicago City Council are pleased to recognize and honor the accomplishments of individuals whose dedication, perseverance, and commitment to serving others strengthen the City of Chicago; and

WHEREAS, Alderman James M. Gardiner is especially proud to congratulate 45th Ward resident and former student Shana McNamara on her recent graduation from the Chicago Fire Academy as a Chicago Fire Department Paramedic; and

WHEREAS, Shana's achievement reflects countless hours of rigorous training, unwavering determination, and a steadfast commitment to answering the call to serve others during their greatest times of need; and

WHEREAS, A proud graduate of Onahan Elementary School, Class of 2007, and Taft High School, Class of 2011, Shana has demonstrated through her hard work and dedication the values of service, compassion, and perseverance that make the 45th Ward proud; and

WHEREAS, In addition to her professional accomplishments, Shana is the proud mother of a beautiful daughter, serving as an inspiring example of determination, resilience, and commitment to both her family and her community; and

WHEREAS, Upon graduating from the Chicago Fire Academy, Shana has been assigned to South Side Relief, where she will provide lifesaving emergency medical care and compassionate service to the residents of the City of Chicago; and

WHEREAS, Shana's willingness to dedicate her career to protecting the lives and well-being of others exemplifies the highest ideals of public service and reflects great credit upon herself, her family, and the Chicago Fire Department; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, assembled this 15th day of July 2026, do hereby congratulate Shana McNamara on her graduation from the Chicago Fire Academy, commend her for her outstanding achievement, and extend our sincere appreciation for her commitment to serving the people of the City of Chicago as a paramedic; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Shana McNamara as a token of our respect, admiration, and best wishes for a safe, successful, and rewarding career in public service.

CONGRATULATIONS EXTENDED TO MARILYN NOVELLO ON 80TH BIRTHDAY.
[R2026-0026860]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Marilyn Novello in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Marilyn Novello 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 15th day of July 2026, do hereby congratulate Marilyn Novello on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Marilyn Novello.

CONGRATULATIONS EXTENDED TO JUDY OSLOWSKI ON 80TH BIRTHDAY.
[R2026-0026875]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Judy Oslowski in honor of her 80th birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Judy Oslowski 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 15th day of July 2026, do hereby congratulate Judy Oslowski on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Judy Oslowski.

CONGRATULATIONS EXTENDED TO THOMAS RILEY ON 92ND BIRTHDAY.
[R2026-0026861]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Thomas Riley 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 Thomas Riley 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 15th day of July 2026, do hereby congratulate Thomas Riley on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Thomas Riley.

CONGRATULATIONS EXTENDED TO THERESE RYAN ON 75TH BIRTHDAY.

[R2026-0026864]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Therese Ryan 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 Therese Ryan 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 15th day of July 2026, do hereby congratulate Therese Ryan on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Therese Ryan.

CONGRATULATIONS EXTENDED TO MARIANNE RZADZKI ON 75TH BIRTHDAY.

[R2026-0026994]

WHEREAS, The members of the Chicago City Council wish to extend our congratulations and warmest birthday wishes to Marianne Rzadzki in honor of her 75th birthday; and

WHEREAS, Marianne Rzadzki is a proud 1975 graduate of St. Tarcissus School, and throughout the years has remained a valued member of the community, exemplifying the spirit and pride of Chicago's Northwest Side; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Marianne Rzadzki on this joyous occasion in recognition of her milestone birthday and as appreciation for being a wonderful 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 15th day of July 2026, do hereby congratulate Marianne Rzadzki on the occasion of her 75th birthday and extend our very best wishes for continued health, happiness, and many more years of cherished memories with family and friends; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Marianne Rzadzki.

CONGRATULATIONS EXTENDED TO ANNA SCIMONE ON 65TH BIRTHDAY.

[R2026-0026867]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Anna Scimone 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 Anna Scimone 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 15th day of July 2026, do hereby congratulate Anna Scimone on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Anna Scimone.

CONGRATULATIONS EXTENDED TO MAUREEN STANTON ON 65TH BIRTHDAY.

[R2026-0026868]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Maureen Stanton 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 Maureen Stanton 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 15th day of July 2026, do hereby congratulate Maureen Stanton on the occasion of her birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Maureen Stanton.

CONGRATULATIONS EXTENDED TO ALLEN STEFFENS ON 70TH BIRTHDAY.
[R2026-0026870]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Allen Steffens 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 Allen Steffens 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 15th day of July 2026, do hereby congratulate Allen Steffens on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Allen Steffens.

CONGRATULATIONS EXTENDED TO MARK WALTERS ON 71ST BIRTHDAY.
[R2026-0026849]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Mark Walters in honor of his 71st birthday; and

WHEREAS, On behalf of the entire 45th Ward, Alderman James M. Gardiner would like to extend his personal tribute to Mark Walters 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 15th day of July 2026, do hereby congratulate Mark Walters on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Mark Walters.

CONGRATULATIONS EXTENDED TO THOMAS ZUNIGA ON 65TH BIRTHDAY.

[R2026-0026872]

WHEREAS, The members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Thomas Zuniga 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 Thomas Zuniga 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 15th day of July 2026, do hereby congratulate Thomas Zuniga on the occasion of his birthday; and

Be It Further Resolved, That a suitable copy of this resolution be prepared and presented to Thomas Zuniga.

Presented By

ALDERPERSON CLAY (46th Ward):

TRIBUTE TO LATE JOSHUA WILLARD ASHFORD.

[R2026-0027072]

WHEREAS, Joshua Willard Ashford was born on July 31, 1987, in Uptown, Chicago. A proud Leo whose bold spirit, courage, and compassion defined his life, Joshua was the first grandson, the eldest sibling, and the steadfast presence who brought family and community together; and

WHEREAS, Joshua was raised by a devoted village, including his mother, aunt, and his beloved grandparents, Shirley Carter and Charlie Bonner, who preceded him in death. He began his educational journey at Christopher House before attending Brennemann Elementary School and Joan F. Arai Middle School, now Uplift Community High School. At the age of seven, he accepted Christ under the leadership of Pastor Shawn C. Woodie at Outreach Community Church of God in Christ, where he built lifelong friendships and a foundation of faith that remained with him throughout his life; and

WHEREAS, After the marriage of his mother (Angelita) and his uncle his village grew and his roots deepened, this time in the heart of the Englewood. He graduated from Ralph J. Bunche Elementary School, attended Harper High School, where he met some of his closest friends. His personality got him in any room, and his morals of honor, respect and most importantly, family was always present; and

WHEREAS, Joshua graduated from Bloom Trail High School before pursuing an apprenticeship through the electricians' union. Wherever he went, Joshua was known for his warmth, integrity, unwavering loyalty, and deep commitment to honoring family; and

WHEREAS, He shortly thereafter welcomed his pride and joys, his children and the evolution of a boy into a selfless Dad began. His three children Nei'Myah, NiKyah, and Joshua Ashford, Jr., were his true light from within, his reason for everything he did. He also became a positive father figure, stepping in to fill the shoes of uncle & godfather to so many children to be a moral compass in human form; and

WHEREAS, Driven by a profound desire to uplift others, Joshua founded Northpole Cares, a 501(c)(3) nonprofit organization dedicated to serving the Uptown community and advancing his vision of creating a transitional living center for those in need. His generosity knew no bounds, and he was the person friends, neighbors, and strangers alike could depend upon -- whether for practical help, heartfelt advice, or unwavering support. His passion for health, service, and seeing others succeed reflected the extraordinary generosity that defined his life; and

WHEREAS, On June 22, 2026, Joshua's remarkable life came to an untimely end, leaving an immeasurable void in the hearts of all who knew and loved him. Though his passing is deeply mourned, his legacy of service, fatherhood, faith, and community leadership will continue to inspire generations to come; and

WHEREAS, Joshua's memory will forever be cherished by his loving mother, Amanda James; his fathers, Winston Ashford and Jimmy Williams; his grandmother, Doris Ashford; his beloved children, Nei' Myah, Ni'Kyah, and Joshua Ashford, Jr.; and his bun-in-the-oven granddaughter. He also leaves behind his loving siblings, Alderwoman Angela Clay, Bryan (Kayla) James, Jaeanna Ashford, Winston Ashford, Jr., Artisha Williams, Artia Williams, Artavia Williams, Jazmon Williams, Naomi Williams, and Avi Air Williams; his nieces and nephews, Kamaya, Saij, Brayden, Bryson and Waseem; his aunts, Tee/Angelita (Anthony) Gibbs, Sonia Davis, and Evelyn Campbell; all of his cousins (Gerald, Miah, Dayna, Kayla, Marantz); along with a host of nieces, nephews, extended family members, dear friends, and all whose lives were enriched by his kindness and generosity; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, assembled this 15th day of July 2026, do hereby honor the life and legacy of Joshua Willard Ashford, recognize his enduring contributions to his family and community, and extend our deepest condolences to all who mourn his passing; and

Be It Further Resolved, That a suitable copy of this resolution be presented to the family of Joshua Willard Ashford as a lasting expression of the gratitude, respect, and sympathy of the City of Chicago.

TRIBUTE TO LATE LOIS JUANITA ELLINGTON.

[R2026-0027054]

WHEREAS, Lois Juanita Ellington was born on January 31, 1963, in Evanston, Illinois and was born alongside her twin sister, Louise "Weezy" Ellington, who were the second and third of five children born to the late Duke Ellington and Florence Buckner; and

WHEREAS, Lois Ellington was raised in the Uptown neighborhood alongside her twin sister and their siblings, Alonzo Buckner, Anthony Buckner, and Annette Winfrey; she also attended Prologue High School and went on to earn her certified nursing assistant certificate and a mastery certificate of culinary arts; and

WHEREAS, Lois Ellington was the loving wife of Henry Granderson; beloved mother of Darnell Newton, Fatima Newton, Shawnise Newton, Marion Ellington, and Marcus Granderson; and the proud grandmother of Amauri, Akira, Jaivonna, John, Zayden, and Elijah; and

WHEREAS, Lois Ellington was a community activist who advocated and organized around her neighborhood, always ready to lend a hand to those in need; and

WHEREAS, Lois Ellington is fondly remembered as someone who led with kindness, compassion, and a nonjudgemental spirit and nurtured a deep connection to God and her faith, which she leaned on during many of life's ups and downs; and

WHEREAS, Lois Ellington assisted her community through her work with a number of non-profit organizations including Safe Passage, Inspiration Cafe, Salvation Army, Breakers on Edgewater beach and many more; and

WHEREAS, Lois Ellington worked polling stations and elections throughout the tenure of many 46th Ward alderpeople, including Helen Schiller and Angela Clay, taking joy in the elections process and civil service; and

WHEREAS, Lois Ellington's legacy of service, faith, and community-building will continue to inspire future generations; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby honor the life and legacy of Lois Ellington and celebrate her lasting contributions to the City of Chicago; and

Be It Finally Resolved, That a suitable copy of this resolution be presented to the family of Lois Juanita Ellington as a token of the City of Chicago's respect and remembrance.

TRIBUTE TO LATE WILLIAM GREENE.

[R2026-0027056]

WHEREAS, William Greene was born in St. Louis in 1927 and moved to Uptown prior to his first birthday where he became a life-long Chicagan, a loving father and grandfather, and a veteran who served our country in the Second World War before going on to found his own business; and

WHEREAS, William Greene grew up in the midst of the Great Depression, moving frequently but always rooted in Uptown, exploring the neighborhood and getting small jobs like delivering papers and digging up worms to sell to nearby bait shops; and

WHEREAS, William Greene and his mother, Sadie, weathered the loss of his father at eight years old after complications from a stroke he had suffered years prior, and continued their lives in Uptown; and

WHEREAS, In the quieter moments of his youth, Greene found his passion in fishing off the docks of Montrose Harbor, inspired by a few old timers who frequented the Horseshoe Pier -- especially a man who went by the nickname "Uncle Henry" who taught William how to fish, filling a role that had been missing for William since he was eight; and

WHEREAS, William Greene attended Senn High School before enlisting in the Navy at the age of 17, where he was sent to the Pacific Theater during World War II, serving his country there for four years; and

WHEREAS, William Greene came home ready to get back to his passion, working tirelessly to start his own wholesale bait business that took him all across the state collecting and selling bait to his fellow fishermen; and

WHEREAS, William Greene, in 1958, purchased the shack on the lakefront next to Montrose Harbor, and founded Willie Greene's Park Bait Shop -- an Uptown staple located at 600 West Montrose Avenue -- that has been in the family ever since, now run by his daughter, Stacey alongside her husband and their son, Cory; and

WHEREAS, William Greene ran his shop for decades, hiring local Uptown youth and teaching them how to fish, and relishing in the moments when they would eventually visit the shop years later with their own children reminiscing about the days they spent in the shop; and

WHEREAS, William Greene's legacy, service and passion will continue to inspire future generations; now, therefore,

Be It Resolved, That we, the Mayor and members of the City Council of the City of Chicago, do hereby honor the life and legacy of Willie Greene, celebrate his lasting contributions to the City of Chicago, and extend our deepest condolences to his family, friends, and all who were touched by his life; and

Be It Finally Resolved, That a suitable copy of this resolution be presented to the family of Willie Greene as a token of the City of Chicago's respect and remembrance.

TRIBUTE TO LATE EDNA JOHNSON.

[R2026-0027057]

WHEREAS, Edna Johnson was born on September 5, 1931, in Jackson, Mississippi before moving to Chicago in 1945 during the Great Migration, living first in the Cabrini Green neighborhood before moving to her home in Uptown; and

WHEREAS, Edna Johnson met her husband, LeRoy Johnson, Sr., in 1951 and together they had 10 children whom they pursued the best possible opportunities for, hoping that the move to Uptown would amount to greater prospects for them; and

WHEREAS, Edna Johnson actively engaged with the community from the moment she became a resident of Uptown, spending three and a half decades as the treasurer for Voice of the People (VOP), helping protect low-income housing for numerous Uptown families, helping establish and sustain operations of vital low-income housing solutions that provided stability and dignity to countless families within the community; and

WHEREAS, Edna Johnson's commitment was proven time and time again in the countless hours spent attending foundational meetings, passionately participating in community protests, and spearheading fundraising initiatives in her pursuit to safeguard the rights and well-being of the most vulnerable; and

WHEREAS, Edna Johnson embodied the quintessential spirit of neighborly love through her unparalleled acts of generosity, especially in her capacity as the "Uptown Cake Lady", an affectionate moniker given to her by all those who had the privilege to try her wonderful baking which were freely distributed at VOP tenant gatherings, potlucks, children's birthday parties, and even weddings throughout the community; and

WHEREAS, Through the joy of baking, Edna Johnson's cakes helped her foster meaningful connections in the Uptown community, and shared in the joy of celebrating life's events, big and small, with all whose lives she touched; and

WHEREAS, Edna Johnson's legacy will continue to inspire, uplift, and empower new generations; now, therefore,

Be It Resolved, That we, the Mayor, members of the City Council of the City of Chicago, and the Office of the City Clerk, do hereby honor the life and legacy of Edna Johnson, celebrate her lasting contributions to the City of Chicago, and extend our deepest condolences to her family, friends, and all who were touched by her life; and

Be It Finally Resolved, that a suitable copy of this resolution be presented to the family of Edna Johnson as a token of the City of Chicago's respect and remembrance.

CONGRATULATIONS EXTENDED TO JOHN W. CHAVERIAT ON 96TH BIRTHDAY.
[R2026-0027002]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to John W. Chaveriat in honor of their 96th birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to John W. Chaveriat on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, John W. Chaveriat belongs to our 46th 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 15th of July 2026, do hereby congratulate John W. Chaveriat on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to John W. Chaveriat for their continued good health, happiness and success following this, their 96th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to John W. Chaveriat in honor of their 96th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO KUM B. CHOI ON 96TH BIRTHDAY.
[R2026-0026998]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Kum B. Choi in honor of their 96th birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Kum B. Choi on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Kum B. Choi belongs to our 46th 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 15th of July 2026, do hereby congratulate Kum B. Choi on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Kum B. Choi for his continued good health, happiness and success following this, their 96th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Kum B. Choi in honor of their 96th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO ARNOLD CLEVS ON 93RD BIRTHDAY.
[R2026-0027006]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Arnold Clevs in honor of their 93rd birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Arnold Clevs on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Arnold Clevs belongs to our 46th 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 15th of July 2026, do hereby congratulate Arnold Clevs on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Arnold Clevs for their continued good health, happiness and success following this, their 93rd birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Arnold Clevs in honor of their 93rd birthday as a token of our esteem and good wishes.

DECLARATION OF JULY 17, 2026 AS "GODPARENTS DAY" IN CHICAGO.

[R2026-0027055]

WHEREAS, The bond between godparents, children and parents is an important social relationship that plays a vital role in the community-village concept of raising our children; and

WHEREAS, The role of a godparent is a longstanding, rich tradition, practiced by diverse communities of faiths, nationalities, and countries throughout the world; and

WHEREAS, Godparent relationships extend the support network for children, parents and families, creating mutual commitments and shared responsibilities to stabilize and strengthen the family backbone of our communities; and

WHEREAS, Godparents promise to foster child health, development, and spiritual growth, encouraging character, values and decision-making skills amongst our youth that contribute to community-focus and good citizenship; and

WHEREAS, By recognizing the commitment of godparents to children, parents, families, and communities, our city encourages and meaningfully supports healthy extended families and child development; now, therefore,

Be It Resolved, That we, the Mayor and members of City Council of the City of Chicago, assembled this date do hereby join with families, communities and faith-based leaders in recognition of godparents; and

Be It Further Resolved, We declare Friday, July 17, 2026, "Godparent's Day" in the City of Chicago; and

Be It Further Resolved, That the city will continue to foster greater awareness of the vital role of godparents among Chicagoans, and hereby affirms to promote activities and programs that recognize the role of godparents in lives of children, parents, families, and communities.

CONGRATULATIONS EXTENDED TO SHELDON J. JANECEK ON 95TH BIRTHDAY.

[R2026-0026420]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Sheldon J. Janeczek in honor of their 95th birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Sheldon J. Janecek on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Sheldon J. Janecek belongs to our 46th 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 15th of July 2026, do hereby congratulate Sheldon J. Janecek on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Sheldon J. Janecek for their continued good health, happiness and success following this, their 95th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Sheldon J. Janecek in honor of their 95th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CHARLENE A. KARNS ON 92ND BIRTHDAY.
[R2026-0027007]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Charlene A. Karns in honor of their 92nd birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Charlene A. Karns on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Charlene A. Karns belongs to our 46th 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 15th of July 2026, do hereby congratulate Charlene A. Karns on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Charlene A. Karns for their continued good health, happiness and success following this, their 92nd birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Charlene A. Karns in honor of their 92nd birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO DON C. LASCOLA ON 95TH BIRTHDAY.

[R2026-0027004]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Don C. Lascola in honor of their 95th birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Don C. Lascola on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Don C. Lascola belongs to our 46th 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 15th of July 2026, do hereby congratulate Don C. Lascola on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Don C. Lascola for their continued good health, happiness and success following this, their 95th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Don C. Lascola in honor of their 95th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO FRANKLIN A. OLEARY ON 95TH BIRTHDAY.

[R2026-0027005]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Franklin A. Oleary in honor of their 95th birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Franklin A. Oleary on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Franklin A. Oleary belongs to our 46th 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 15th of July 2026, do hereby congratulate Franklin A. Oleary on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Franklin A. Oleary for their continued good health, happiness and success following this, their 95th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Franklin A. Oleary in honor of their 95th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO EUSTACE A. PERELPA ON 96TH BIRTHDAY.

[R2026-0027003]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Eustace A. Perelpa in honor of their 96th birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Eustace A. Perelpa on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Eustace A. Perelpa belongs to our 46th 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 15th of July 2026, do hereby congratulate Eustace A. Perelpa on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Eustace A. Perelpa for their continued good health, happiness and success following this, their 96th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Eustace A. Perelpa in honor of their 96th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO YOLANDA O. TREVINO ON 96TH BIRTHDAY.

[R2026-0027001]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Yolanda O. Trevino in honor of their 96th birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Yolanda O. Trevino on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS Yolanda O. Trevino belongs to our 46th 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 15th of July 2026, do hereby congratulate Yolanda O. Trevino on the occasion of their birthday; and

Be It Further Resolved That we extend our most heartfelt wishes to Yolanda O. Trevino for their continued good health, happiness and success following this, their 96th birthday; and

Be It Further Resolved That a suitable copy of this resolution be presented to Yolanda O. Trevino in honor of their 96th birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO CARMEN VELEZ ON 91ST BIRTHDAY.

[R2026-0027008]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to Carmen Velez in honor of their 91st birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to Carmen Velez on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, Carmen Velez belongs to our 46th 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 15th of July 2026, do hereby congratulate Carmen Velez on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to Carmen Velez for their continued good health, happiness and success following this, their 91st birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to Carmen Velez in honor of their 91st birthday as a token of our esteem and good wishes.

CONGRATULATIONS EXTENDED TO WILLIAM C. WAX ON 90TH BIRTHDAY.

[R2026-0027009]

WHEREAS, We, the members of the Chicago City Council, wish to extend our congratulations and warmest birthday wishes to William C. Wax in honor of their 90th birthday; and

WHEREAS, On behalf of the entire 46th Ward, Alderman Angela Clay would like to extend her personal tribute to William C. Wax on this momentous occasion as recognition for being a stellar resident of the City of Chicago; and

WHEREAS, William C. Wax belongs to our 46th 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 15th of July 2026, do hereby congratulate William C. Wax on the occasion of their birthday; and

Be It Further Resolved, That we extend our most heartfelt wishes to William C. Wax for their continued good health, happiness and success following this, their 90th birthday; and

Be It Further Resolved, That a suitable copy of this resolution be presented to William C. Wax in honor of their 90th birthday as a token of our esteem and good wishes.

Presented By

**ALDERPERSON HADDEN (49th Ward) And
ALDERPERSON RODRÍGUEZ (22nd Ward):**

CONGRATULATIONS EXTENDED TO EQUITABLE TRANSIT-ORIENTED DEVELOPMENT POLICY PLAN ON 5TH ANNIVERSARY.

[R2026-0026845]

WHEREAS, The City of Chicago's first-ever Equitable Transit-Oriented Development (ETOD) Policy Plan was approved and adopted by the Chicago Plan Commission in June 2021, and since then, Chicago has become a national leader in advancing ETOD; and

WHEREAS, The City of Chicago's first effort to promote compact, mixed-use, walkable development near public transit corridors through the Transit Served Location Ordinance in 2013 did not include an intentional equity lens; and

WHEREAS, Prior to the ETOD Policy Plan, transit-oriented development investments were concentrated in wealthier neighborhoods downtown and on the city's North Side and, without an explicit equity framework, risked reinforcing longstanding racial and economic disparities, and

WHEREAS, In response, the City of Chicago, in collaboration with more than 70 community, civic and government partners, developed a vision for Equitable Transit-Oriented Development (ETOD) to address disinvestment, gentrification, and displacement while fostering inclusive, transit-centered communities; and

WHEREAS, The ETOD Policy Plan, unanimously adopted by the Chicago Plan Commission in 2021, established 42 recommendations to direct investment to historically disinvested communities, expand affordable housing near transit, prevent displacement in areas experiencing rising costs, and create more walkable, people-centered neighborhoods citywide, including on the city's South and West Sides; and

WHEREAS, Over the past five years, the city and its partners have made meaningful progress in advancing ETOD, with substantial or significant progress achieved on all 42 recommendations, according to an evaluation included in the recent State of ETOD in Chicago report released by transit and ETOD advocacy organizations, and with equity increasingly integrated into housing, economic development, and planning policies; and

WHEREAS, This progress includes city legislation that incentivizes and reduces barriers to ETOD like the comprehensive zoning reforms included in the Connected Communities Ordinance, ETOD development plans like the 95th Street Corridor Plan, and regular city engagement with and convening of cross-sector working groups; and

WHEREAS, This progress further includes direct investment in affordable housing and community development projects near transit through development and predevelopment grants and Low-Income Housing Tax Credits, and the Elevated Works ETOD technical assistance program for small, first-time, community-rooted developers; and

WHEREAS, Chicago has a once-in-a-generation opportunity to continue advancing its ETOD vision with the recent passage of the Northern Illinois Transit Authority (NITA) Act and with the historic groundbreaking of the Red Line Extension to bring additional high quality public transit to Far South Side communities; and

WHEREAS, While this progress reflects a strong commitment to equitable growth, continued effort is necessary to fully realize the vision of ETOD and ensure that all Chicagoans benefit from access to transit, opportunity, and thriving communities; now, therefore,

Be It Resolved, That we, the Mayor and members of the Chicago City Council, assembled here on this 15th day of July 2026, do hereby celebrate the fifth anniversary of the Equitable Transit-Oriented Development Policy Plan and recognize the collective efforts that have advanced its goals, and reaffirm our commitment to continuing this work to build a more equitable, connected, and inclusive Chicago.

MATTERS PRESENTED BY THE ALDERPERSONS.

***(Presented By Wards, In Order, Beginning
With The 1st Ward)***

Arranged under the following subheadings:

1. Traffic Regulations, Traffic Signs and Traffic-Control Devices.
2. Zoning Ordinance Amendments.
3. Unclassified Matters (arranged in order according to ward numbers).

***1. TRAFFIC REGULATIONS, TRAFFIC SIGNS
AND TRAFFIC-CONTROL DEVICES.***

Referred -- ESTABLISHMENT OF LOADING ZONES.

Aldersperson Martin (47th Ward) presented proposed ordinances to establish loading zones at the locations designated and for the distances and times specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

West Ainslie Street (north side) from a point 34 feet west of North Clark Street to a point 40 feet west thereof -- no parking/loading zone -- at all times -- all days;
[O2026-0026695]

North Damen Avenue (west side) from a point immediately north of West Lawrence Avenue (adjacent to the CVS Pharmacy at 4800 North Damen Avenue) to a point 60 feet north therefrom -- commercial loading zone -- 8:00 A.M. to 12:00 P.M. -- Tuesdays.
[O2026-0027388]

Referred -- ESTABLISHMENT OF STANDING ZONE AT 3324 W. DIVERSEY AVE.
[O2026-0027387]

Aldersperson Quezada (35th Ward) presented a proposed ordinance to establish a 30-minute standing zone, requiring use of flashing lights, on the north side of West Diversey Avenue,

from a point 12 feet east of North Christiana Avenue to a point 20 feet east thereof (commonly known as 3324 West Diversey Avenue), for the distances and times specified, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- AMENDMENT OF STANDING ZONE ON PORTION OF N. KINGSBURY ST.

[O2026-0027200]

Alderpersn Reilly (42nd Ward) presented a proposed ordinance to amend a previously passed ordinance which reads: "North Kingsbury Street (east side) from a point 20 feet south of West Hubbard Street to a point 98 feet south thereof -- no parking/tow-away zone -- at all times -- all days" by striking the above and inserting: "North Kingsbury Street (east side) from a point 20 feet south of West Hubbard Street to a point 98 feet south thereof -- 15-minute standing zone -- use flashing lights -- tow-away zone -- at all times -- all days" in lieu thereof, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- ESTABLISHMENT OF ONE-WAY VEHICULAR TRAFFIC MOVEMENT ON PORTION OF W. WASECA PL.

[O2026-0027362]

Alderpersn Mosley (21st Ward) presented a proposed ordinance to restrict the movement of traffic in West Waseca Place, from South Vincennes Avenue to South Davol Street, to single direction, easterly, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- REMOVAL OF COMMERCIAL LOADING ZONE AND INSTALLATION OF PARKING METERS ON PORTIONS OF VARIOUS PUBLIC WAYS.

The alderpersns named below presented proposed ordinances for the installation and

amendment of parking meters on portions of specified public ways, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location And Distance
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<i>HOPKINS</i> (2 nd Ward)	Removal of commercial loading zone at 55 East Superior Street and installation of parking meters on North Southport Avenue (east side) from North Clybourn Avenue to the first alley south thereof -- 8:00 A.M. to 10:00 P.M. -- Monday through Saturday;
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[O2026-0026487]

<i>REILLY</i> (42 nd Ward)	Removal of parking meters at 629 -- 635 North Rush Street (east side) and installation of meters on North Rush Street (east side) from East Hubbard Street to the first alley.
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[O2026-0027188]

Referred -- CLOSURE OF ALLEY BETWEEN N. CENTRAL AVE. AND N. LUNA AVE. TO THROUGH TRAFFIC.

[O2026-0027087]

Aldersperson Cardona (31st Ward) presented a proposed ordinance to close to through traffic the alley just east of 3145 North Central Avenue, between North Central Avenue and North Luna Avenue, 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:

Alderpersion

Location And Permit Number

LA SPATA

(1st Ward)

North Fairfield Avenue, at 2513 (disabled permit parking);

[O2026-0027104]

North Mozart Street, at 2456 (signs to be posted at 2833 West Altgeld Street or first legally available parking space immediately west of North Mozart Street and West Altgeld Street) (disabled permit parking);

[O2026-0027103]

DOWELL

(3rd Ward)

South Dr. Martin Luther King, Jr. Drive, at 4750 (Disabled Parking Permit Number 139612);

[O2026-0026826]

ROBINSON

(4th Ward)

South Giles Avenue, at 3361 (disabled permit parking);

[O2026-0027195]

South Giles Avenue, at 3447 (disabled permit parking);

[O2026-0027199]

South Kenwood Avenue, at 5110 (disabled permit parking);

[O2026-0027192]

South Lake Park Avenue, at 4800 (signs to be posted at 1400 East 48th Street) (disabled permit parking);

[O2026-0027194]

HALL

(6th Ward)

South Calumet Avenue, at 6824 (disabled permit parking);

[O2026-0026484]

South St. Lawrence Avenue, at 7718 (disabled permit parking);

[O2026-0026603]

7/15/2026

NEW BUSINESS PRESENTED BY ALDERPERSONS

48059

Aldersperson	Location And Permit Number
<i>HARRIS</i> (8 th Ward)	South Dobson Avenue, at 9138 (Disabled Parking Permit Number 139169); [O2026-0026804] South Ingleside Avenue, at 8444 (Disabled Parking Permit Number 139382); [O2026-0027102] South Merrill Avenue, at 8022 (Disabled Parking Permit Number 139420); [O2026-0026959] South Yates Boulevard, at 8506 (Disabled Parking Permit Number 138831); [O2026-0026579]
<i>CHICO</i> (10 th Ward)	South Avenue M, at 9530 (Disabled Parking Permit Number 139295); [O2026-0026803]
<i>RAMIREZ</i> (12 th Ward)	West 40 th Street, at 2825 (Disabled Parking Permit Number 138979); [O2026-0026844]
<i>QUINN</i> (13 th Ward)	South Kilpatrick Avenue, at 6624 (Disabled Parking Permit Number 138964); [O2026-0027337] South Komensky Avenue, at 6423 (Disabled Parking Permit Number 138604); [O2026-0027332] South Massasoit Avenue, at 6205 (Disabled Parking Permit Number 138965); [O2026-0027338] South Menard Avenue, at 6042 (Disabled Parking Permit Number 138963); [O2026-0027335]

Aldersperson

Location And Permit Number

South Neenah Avenue, at 6238 (Disabled Parking Permit Number 138475);

[O2026-0027208]

South Rutherford Avenue, at 5536 (Disabled Parking Permit Number 138966);

[O2026-0027339]

South Tripp Avenue, at 5733 (Disabled Parking Permit Number 138854);

[O2026-0027329]

GUTIÉRREZ
(14th Ward)

South California Avenue, at 5359 (Disabled Parking Permit Number 139083);

[O2026-0027345]

South Fairfield Avenue, at 5457 (Disabled Parking Permit Number 138411);

[O2026-0027343]

South Harding Avenue, at 4846 (Disabled Parking Permit Number 138392);

[O2026-0027342]

South Homan Avenue, at 5655 (Disabled Parking Permit Number 139317);

[O2026-0027349]

South Kildare Avenue, at 4838 (Disabled Parking Permit Number 139621);

[O2026-0027357]

South Kilpatrick Avenue, at 4933 (Disabled Parking Permit Number 139389);

[O2026-0027355]

South Komensky Avenue, at 4722 (Disabled Parking Permit Number 139032);

[O2026-0027344]

7/15/2026

NEW BUSINESS PRESENTED BY ALDERPERSONS

48061

Aldersperson

Location And Permit Number

South Mozart Street, at 5347 (Disabled Parking Permit Number 139373);

[O2026-0027354]

South St. Louis Avenue, at 5637 (Disabled Parking Permit Number 134206);

[O2026-0027341]

South Talman Avenue, at 5126 (Disabled Parking Permit Number 139336);

[O2026-0027350]

South Talman Avenue, at 5136 (Disabled Parking Permit Number 139355);

[O2026-0027352]

South Whipple Street, at 5748 (Disabled Parking Permit Number 139524);

[O2026-0027356]

West 54th Street, at 3429 (Disabled Parking Permit Number 139144);

[O2026-0027346]

West 60th Place, at 3508 (Disabled Parking Permit Number 139372);

[O2026-0027353]

West 62nd Place, at 3323 (Disabled Parking Permit Number 139201);

[O2026-0027348]

COLEMAN
(16th Ward)

South Maplewood Avenue, at 6519 (disabled permit parking);

[O2026-0026957]

CURTIS
(18th Ward)

South Campbell Avenue, at 7651 (Disabled Parking Permit 139064);

[O2026-0026543]

South Oakley Avenue, at 7309 (Disabled Parking Permit 135544);

[O2026-0026429]

Aldersperson

Location And Permit Number

MOSLEY
(21st Ward)South Elizabeth Street, at 9206 (Disabled Parking Permit 132246);
[O2026-0027361]*RODRÍGUEZ*
(22nd Ward)South Kedvale Avenue, at 3238 (Disabled Parking Permit 138893);
[O2026-0027367]South Komensky Avenue, at 3032 (Disabled Parking Permit 136059);
[O2026-0027363]South Ridgeway Avenue, at 3151 (Disabled Parking Permit 138836);
[O2026-0027365]South Springfield Avenue, at 2801 (Disabled Parking Permit 137499);
[O2026-0027364]*TABARES*
(23rd Ward)South Long Avenue, at 5413 (Disabled Parking Permit 138188);
[O2026-0026914]*SCOTT*
(24th Ward)South Kedvale Avenue, at 1503 (Disabled Parking Permit 136947);
[O2026-0026500]*SIGCHO-LOPEZ*
(25th Ward)South Fairfield Avenue, at 2139 (Disabled Parking Permit 139261);
[O2026-0027080]West 21st Place, at 2056 (Disabled Parking Permit 134875);
[O2026-0027078]West 23rd Street, at 2638 (Disabled Parking Permit 137566);
[O2026-0027082]West 24th Street, at 2256 (Disabled Parking Permit 139022);
[O2026-0027079]

7/15/2026

NEW BUSINESS PRESENTED BY ALDERPERSONS

48063

Aldersperson	Location And Permit Number
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FUENTES
(26th Ward)

West North Avenue, at 3505 (signs to be posted at 1555 North
St. Louis Avenue) (Disabled Parking Permit 135690);
[O2026-0027375]

West Wabansia Avenue, at 2810 (Disabled Parking Permit 137285);
[O2026-0026995]

SILVERSTEIN
(50th Ward)

North Talman Avenue, at 6251 (Disabled Parking Permit 138363).
[O2026-0026555]

Referred -- AMENDMENT OF PARKING PROHIBITION AT ALL TIMES.
(Disabled Permit Parking)

The alderpersons named below presented proposed ordinances to amend previously passed ordinances which prohibited the parking of vehicles at all times on portions of specified public ways, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location And Permit Number
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LEE
(11th Ward)

Repeal Disabled Parking Permit 96373 at 2938 South Wells Street;
[O2026-0026980]

QUINN
(13th Ward)

Amend ordinance by striking: "South Normandy Avenue, at 6213
(Disabled Parking Permit 99195)";
[O2026-0027207]

Amend ordinance by striking: "West 64th Place, at 5708
(Disabled Parking Permit 98739)";
[O2026-0027206]

Aldersperson

Location And Permit Number

GUTIÉRREZ
(14th Ward)Repeal Disabled Parking Permit Number 112446 at 3416 West
60th Street;

[O2026-0027359]

TABARES
(23rd Ward)Amend ordinance by striking: "South Linder Avenue, at 5405
(Disabled Parking Permit 104715)";

[O2026-0026932]

Amend ordinance by striking: "South Lorel Avenue, at 5147
(Disabled Parking Permit 109670)";

[O2026-0026927]

Amend ordinance by striking: "South Meade Avenue, at 5106
(Disabled Parking Permit 134249)";

[O2026-0026910]

Amend ordinance by striking: "South Melvina Avenue, at 5254
(Disabled Parking Permit 94823)";

[O2026-0026922]

Amend ordinance by striking: "South Newland Avenue, at 5112
(Disabled Parking Permit 116190)";

[O2026-0026925]

Amend ordinance by striking: "South Normandy Avenue, at 5424
(Disabled Parking Permit 18434)";

[O2026-0026917]

Amend ordinance by striking: "South Nottingham Avenue, at 5305
(Disabled Parking Permit 11464)";

[O2026-0026909]

Amend ordinance by striking: "West 63rd Place, at 3934
(Disabled Parking Permit 84147)";

[O2026-0026934]

CARDONA
(31st Ward)Amend ordinance by striking: "West Belden Avenue, at 4854
(Disabled Parking Permit 131182)";

[O2026-0027095]

Aldersperson

Location And Permit Number

Amend ordinance by striking: "North Kildare Avenue, at 2308
(Disabled Parking Permit 20992)";
[O2026-0027093]

Amend ordinance by striking: "West Nelson Street, at 4249
(Disabled Parking Permit 131751)";
[O2026-0027097]

Amend ordinance by striking: "West Nelson Street, at 4258
(Disabled Parking Permit 104485)";
[O2026-0027098]

GARDINER
(45th Ward)

Amend ordinance by striking: "North Avondale Avenue, at 5682
(Disabled Parking Permit Number 122720)";
[O2026-0026935]

Amend ordinance by striking: "North Lotus Avenue, at 5113
(Disabled Parking Permit 94480)".
[O2026-0026928]

Referred -- ESTABLISHMENT OF RESERVED DISABLED PARKING ON PORTION
OF N. RIDGEWAY AVE.

[O2026-0027385]

Aldersperson Quezada (35th Ward) presented a proposed ordinance to establish a two percent disabled parking tow-away zone on the west side of North Ridgeway Avenue, from a point 21 feet north of West Belden Avenue to a point 20 feet north thereof, to be in effect from 10:00 A.M. to 2:00 P.M. on Sundays, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- ESTABLISHMENT OF RESIDENTIAL PERMIT PARKING ZONES.

The alderpersons named below presented proposed ordinances to establish residential

permit parking zones at the locations designated and for the distances and times specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location, Distance And Time
<i>HOPKINS</i> (2 nd Ward)	225 -- 201 West Scott Street (south side) -- Residential Permit Parking Zone 119 -- 6:00 P.M. to 6:00 A.M. -- all days; [O2026-0026485]
<i>HALL</i> (6 th Ward)	7400 -- 7459 South St. Lawrence Avenue (both sides) -- residential permit parking zone -- at all times -- Monday through Friday; [O2026-0026866]
<i>O'SHEA</i> (19 th Ward)	10419 -- 10429 South Hale Avenue (both sides) -- residential permit parking zone -- at all times -- all days; [O2026-0027081]
<i>SIGCHO-LOPEZ</i> (25 th Ward)	2008 -- 2024 (west side) and 1901 -- 2025 (east side) South Allport Street -- residential permit parking zone -- at all times -- all days; [O2026-0027089] 1700 -- 1758 and 1701 -- 1759 West 21 st Place (both sides) -- residential permit parking zone -- at all times -- all days; [O2026-0027084]
<i>BURNETT</i> (27 th Ward)	1400 -- 1551 North Orleans Street -- Residential Permit Parking Zone 537 -- at all times -- all days; [O2026-0027379]
<i>QUEZADA</i> (35 th Ward)	3000 -- 3063 West Belden Avenue (both sides) -- Residential Permit Parking Zone 102 -- 6:00 P.M. to 6:00 A.M. -- Monday through Friday. [O2026-0027386]

Referred -- AMENDMENT OF RESIDENTIAL PERMIT PARKING ZONES.

The alderpersons named below presented proposed ordinances to establish residential permit parking zones at the locations designated and for the distances and times specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location, Distance And Time
LA SPATA (1 st Ward)	Amend ordinance which reads: "2600 -- 2754 North Mozart Street (west/even side only) -- Residential Permit Parking Zone 96 -- at all times -- all days" by striking: "2754" and inserting: "2748" in lieu thereof; [O2026-0027106]
SIGCHO-LOPEZ (25 th Ward)	Repeal Residential Permit Parking Zone Number 136 at 2645 -- 2655 and 2701 -- 2755 West Cermak Road. [O2026-0027083]

Referred -- AMENDMENT OF BUFFER ZONE FOR RESIDENTIAL PERMIT PARKING ZONE 96.

[O2026-0027105]

Aldersperson La Spata (1st Ward) presented a proposed ordinance to amend an ordinance previously passed September 24, 2015, *Journal of the Proceedings of the City Council of the City of Chicago*, page 7024, which reads: "2801 -- 2925 West Diversey Avenue (south/odd side only) -- buffer zone for Residential Permit Parking Zone 96" by striking: "2925" and inserting: "2829" in lieu thereof; and by adding: "2849 -- 2925 West Diversey Avenue (south/odd side) -- buffer zone for Residential Permit Parking Zone 96", which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- ESTABLISHMENT OF INDUSTRIAL PERMIT PARKING ZONE ON PORTION OF N. NORTH BRANCH ST.

[O2026-0027376]

Aldersperson Burnett (27th Ward) presented a proposed ordinance to establish an industrial permit parking zone at 1200 North North Branch Street, to be in effect at all times, on all days, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- INSTALLATION OF 20 MILES-PER-HOUR SPEED LIMITATION SIGN ON PORTION OF S. PRAIRIE AVE.

[O2026-0027197]

Aldersperson Robinson (4th Ward) presented a proposed ordinance for the installation of 20 miles-per-hour speed limitation signs at 2600 -- 2900 South Prairie Avenue, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- INSTALLATION OF NO PARKING TOW-AWAY ZONES.

The alderpersons named below presented proposed ordinances directing the Commissioner of Transportation to install no parking tow-away zones at the locations specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson

Location And Type Of Sign

CARDONA

(31st Ward)

West Wellington Avenue (north side) from North Knox Avenue to the first alley west thereof -- no parking/tow-away zone;

[O2026-0027085]

West Wrightwood Avenue (south side) from North Tripp Avenue to 63 feet to a point 55 feet east thereof -- no parking/tow-away zone;

[O2026-0027088]

CONWAY

(34th Ward)

West Kinzie Street (south side) from a point 349 feet west of North Union Avenue to a point 48 feet west thereof -- no parking/tow-away zone -- at all times -- all days (public benefit);

[O2026-0027383]

NUGENT

(39th Ward)

North Tripp Avenue (west side) from a point 156 feet north of West Victoria Street to a point 157 feet north thereof -- no parking/tow-away zone -- at all times -- all days;

[O2026-0026963]

Aldersperson	Location And Type Of Sign
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REILLY
(42nd Ward)

West Erie Street (north and south sides) from North Franklin Street to North Orleans Street -- no parking/tow-away zone -- 11:00 P.M. to 6:00 A.M. -- all days.

[O2026-0027204]

Referred -- INSTALLATION OF TRAFFIC WARNING SIGNS.

The alderpersons named below presented proposed ordinances and orders directing the Commissioner of Transportation to install traffic signs of the nature indicated at the locations specified, which were *Referred to the Committee on Pedestrian and Traffic Safety*, as follows:

Aldersperson	Location And Type Of Sign
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RAMIREZ
(12th Ward)

West 41st Street and South Albany Avenue -- "Two-Way Stop" sign;
[O2026-0026671]

SCOTT
(24th Ward)

South Spaulding Avenue and West 15th Street -- "All-Way Stop" sign;
[O2026-0026889]

BURNETT
(27th Ward)

West Hubbard Street and North Sangamon Street -- "All-Way Stop" sign;
[O2026-0027381]

NAPOLITANO
(41st Ward)

West Chase Avenue at North Olcott Avenue -- "Four-Way Stop" sign;
[Or2026-0026391]

North Oketo Avenue at West Jarvis Avenue -- "Four-Way Stop" sign.
[Or2026-0026777]

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 YANCY (5th Ward):

To classify as a B2-3 Neighborhood Mixed-Use District instead of a C2-2 Motor Vehicle-Related Commercial District and a B3-2 Community Shopping District the area shown on Map Number 16-C bounded by:

South Stony Island Avenue; a line 100 feet north of and parallel to East 71st Street; the alley next east of and parallel to South Stony Island Avenue; a line 150 feet north of and parallel to East 71st Street; South Cornell Avenue; a line 300 feet north of and parallel to East 71st Street; the alley next east of and parallel to South Cornell Avenue; a line 178 feet north of and parallel to East 71st Street; South East End Avenue; a line 100 feet north of and parallel to East 71st Street; the alley next east of and parallel to South East End Avenue; a line 150 feet north of and parallel to East 71st Street; South Crager Avenue; a line 200 feet north of and parallel to East 71st Street; South Constance Avenue; and East 71st Street (common address: 1600 -- 1820 East 71st Street).

[O2026-0026907]

To classify as a B3-3 Community Shopping District instead of a B1-3 Neighborhood Shopping District, a B3-2 Community Shopping District, and a B3-3 Community Shopping District the area shown on Map Number 16-C bounded by:

South Constance Avenue; a line 200 feet north of and parallel to East 71st Street; the alley next east of and parallel to South Jeffery Boulevard; a line 98.25 feet north of and parallel to East 71st Street; South Chappel Avenue; a line 76.6 feet north of and parallel to East 71st Street; the alley next east of and parallel to South Chappel Avenue; a line 148.75 feet north of and parallel to East 71st Street; South Clyde Avenue; the alley next north of and parallel to East 71st Street; South Merrill Avenue; East 71st Street; a line 115.5 feet east of and parallel to South Jeffery Boulevard; the alley next south of and parallel to East 71st Street; the alley next east of and parallel to South Euclid Avenue; a line 110 feet south of and parallel to East 71st Street; a line 112 feet south of and parallel to East 71st Street; South Euclid Avenue; a line 192.94 feet south of and parallel to East 71st Street; a line 134.45 feet west of and parallel to South Euclid Avenue; a line 304 feet south of and parallel to East 71st Street; South Bennet Avenue; and East 71st Street (common address: 1834 -- 2126 East 71st Street, 1853 -- 2007 East 71st Street, 7109 -- 7129 South Bennet Avenue and 7108 -- 7116 South Euclid Avenue).

[O2026-0026919]

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 Numbers 16-D and 18-D bounded by:

East 71st Street; South Woodlawn Avenue; a line 100 feet north of and parallel to the alley next south of and parallel to East 71st Street; a line 110 feet east of and parallel to South Woodlawn Avenue; East 71st Street; the alley next east of and parallel to South Woodlawn Avenue and extended north where no alley exists; the alley next north of and parallel to East 69th Street; the west right-of-way line of the Illinois Central Railroad; East 73rd Street; South Woodlawn Avenue; East 74th Street; the alley next east of and parallel to South Greenwood Avenue; a line 121.9 feet north of and parallel to East 74th Street; South Greenwood Avenue; the alley next northeast of and parallel to South South Chicago Avenue; East 73rd Street; the alley next west of and parallel to South University Avenue; East 72nd Street; South Woodlawn Avenue; a line 37 feet north of and parallel to East 72nd Street; the alley next west of and parallel to South Woodlawn Avenue; East 72nd Street; South Dobson Avenue; the alley next north of and parallel to East 73rd Street; South Ellis Avenue; the alley next northeast of and parallel to South South Chicago Avenue; South Ingleside Avenue; the north right-of-way line of the alley next south of and parallel to East 71st Street; the alley next west of and parallel to South Ingleside Avenue; a line 23.5 feet north of and parallel to the alley next south of and parallel to East 71st Street; South Drexel Avenue; and the alley next northeast of and parallel to South South Chicago Avenue (common address: 7104 -- 7128 South Drexel Avenue, 7105 -- 7135 South Drexel Avenue, 7102 -- 7154 South Ingleside Avenue, 7105 -- 7201 South Ingleside Avenue, 7102 -- 7220 South Ellis Avenue, 7103 -- 7243 South Ellis Avenue, 7100 -- 7244 South Dobson Avenue, 7103 -- 7157 South Dobson Avenue, 7102 -- 7326 South Greenwood Avenue, 7103 -- 7345 South Greenwood Avenue, 7102 -- 7358 South University Avenue, 7103 -- 7357 South University Avenue, 6900 -- 7356 South Woodlawn Avenue, 6901 -- 7293 South Woodlawn Avenue, 6900 -- 7056 South Kimbark Avenue, 6901 -- 7055 South Kimbark Avenue, 1200 -- 1318 East 69th Street, 1215 -- 1241 East 71st Street, 1214 -- 1238 East 71st Place, 1211 -- 1237 East 71st Place, 1204 -- 1230 East 72nd Street, 1201 -- 1229 East 72nd Street, 1212 -- 1226 East 72nd Place, 1211 -- 1221 East 72nd Place and 1200 -- 1216 East 73rd Street).

[O2026-0026924]

To classify as a B2-3 Neighborhood Mixed-Use District instead of an M1-2 Limited Manufacturing/Business Park District the area shown on Map Number 18-D bounded by:

East 73rd Street; the west right-of-way line of the Illinois Central Railroad; East 73rd Street; and South Woodlawn Avenue (common address: 7343 South Woodlawn Avenue).

[O2026-0026930]

To classify as a B2-3 Neighborhood Mixed-Use District instead of a B1-2 Neighborhood Shopping District, a B1-3 Neighborhood Shopping District, a B3-3 Community Shopping District, and a C1-3 Neighborhood Commercial District the area shown on Map Numbers 16-C and 18-C bounded by:

South Merrill Avenue; a line 61.25 feet north of and parallel to East 71st Street; the alley next east of and parallel to South Merrill Avenue; a line 77.32 feet north of and parallel to East 71st Street; South Paxton Avenue; the alley next north of and parallel to East 71st Street; South Crandon Avenue; East 71st Street; South Shore Drive; East 71st Street; a line 59 feet south of and parallel to East 71st Street; South Oglesby Avenue; the alley next south of and parallel to East 71st Street; South Crandon Avenue; a line 98 feet south of and parallel to East 71st Street; South Luella Avenue; a line 77.5 feet south of and parallel to East 71st Street; the alley next west of and parallel to South Luella Avenue; a line 98.1 feet south of and parallel to East 71st Street; South Paxton Avenue; a line 75 feet south of and parallel to East 71st Street; the alley next west of and parallel to South Paxton Avenue; a line 148.1 feet south of and parallel to East 71st Street; South Merrill Avenue; a line 88 feet south of and parallel to East 71st Street; the alley next west of and parallel to South Merrill Avenue and East 71st Street (common address: 2132 -- 2238 East 71st Street and 2135 -- 2325 East 71st Street).

[O2026-0026933]

BY ALDERPERSON LOPEZ (15th Ward):

To classify as an RS3 Residential Single-Unit (Detached House) District instead of a B2-3 Neighborhood Mixed-Use District the area shown on Map Number 10-F bounded by:

A line 75 feet north of and parallel to the alley next south of and parallel to West 46th Place; the public alley next east of and parallel to South Wallace Street; a line 25 feet north of and parallel to the public alley next south of and parallel to West 46th Place; and South Wallace Street (common address: 4636 -- 4643 South Wallace Street).

[O2026-0027173]

BY ALDERPERSON TABARES (23rd Ward):

To classify as a B3-1 Community Shopping District instead of an RS2 Residential Single-Unit (Detached House) District the area shown on Map Number 12-K bounded by:

South Archer Avenue; South Keating Avenue; the alley next south of and parallel to South Archer Avenue; and a line 117 feet west of South Keating Avenue, as measured along the south right-of-way line and perpendicular to South Archer Avenue (common address: 5345 -- 5353 South Archer Avenue).

[O2026-0026887]

3. UNCLASSIFIED MATTERS.

(Arranged In Order According To Ward Number)

Proposed ordinances, orders and resolutions were presented by the alderpersons named below, respectively, and were acted upon by the City Council in each case in the manner noted, as follows:

Presented By

ALDERPERSON LA SPATA (1st Ward):

Referred -- EXEMPTION OF VOLO HOLDINGS LLC -- 1501 OAKLEY SERIES FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0026658]

A proposed ordinance to exempt Volo Holdings LLC -- 1501 Oakley Series from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 1535 -- 1541/1532 -- 1540 North Bell Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- AMENDMENT OF SECTION 17-7-1506 OF MUNICIPAL CODE EXEMPTING ADAPTIVE REUSE OR REHABILITATED STRIP CENTERS FROM PROHIBITIONS WITHIN MILWAUKEE AVENUE SPECIAL CHARACTER OVERLAY DISTRICT.

[O2026-0027187]

Also, a proposed ordinance to amend Title 17, Chapter 7, Section 1506 of the Municipal Code of Chicago to prohibit strip centers in the Milwaukee Avenue Special Character Overlay District except for those that are adaptive reuse or rehabilitation of an existing building, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 1819 W. DIVISION ST.

[Or2026-0026996]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 1819 West Division Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

**ALDERPERSON LA SPATA (1st Ward)
And OTHERS:**

Referred -- AMENDMENT OF CHAPTER 9-101 OF MUNICIPAL CODE BY ADDING NEW SECTION 9-101-045 REGARDING VEHICLE SPEED FEEDBACK SIGNS AND AMENDMENT OF SECTION 9-101-060 ESTABLISHING NET PROCEED EXPENDITURE AND REPORTING REQUIREMENTS.

[O2026-0027189]

A proposed ordinance, presented by Alderpersons La Spata, Hopkins, Ramirez, Gutiérrez, Mosley, Sigcho-Lopez, Cruz, Vasquez, Martin and Manaa-Hoppenworth, to amend Title 9, Chapter 101 of the Municipal Code of Chicago by adding new Section 9-101-045 directing the Commissioner of Transportation to install and maintain one or more traffic-control devices that detect and display the speed of an approaching vehicle at each location equipped with automated speed enforcement systems; and by modifying Section 9-101-060 to require that the net proceeds from this chapter be expended or obligated as follows: (i) not less than 25 percent for infrastructure investments to improve pedestrian and traffic safety within one-quarter mile radius of a school or park safety zone; (ii) not less than 20 percent for pedestrian and traffic safety infrastructure investments supporting the Department of Transportation School Zone Improvements program; (iii) no less than 5 percent for after-school programs and school safety initiatives; and the remainder for purposes specified in Section 11-208.8(d) of the Illinois Vehicle Code; to require that net proceeds from civil penalties imposed for a violation of an automated speed enforcement system installed on or after January 1, 2026 and that are received by the city on or before the first anniversary of the installation shall be expended at not less than 50 percent for infrastructure investments to improve pedestrian and traffic safety within one-quarter mile radius of school or park safety zone and the remainder for purposes specified in Section 11-208.8(d) of the Illinois Vehicle Code; to require reporting from the Department of Transportation to the

Committee on Pedestrian and Traffic Safety on or before December 1st of each year detailing all projects funded as a whole or in part with net proceeds during the preceding calendar year for each separate account required under Section 9-101-060(a); quarterly reporting from the Comptroller to the Committee on Pedestrian and Traffic Safety detailing the amounts expended or obligated, the specific purposes and any other information requested; and from the Office of Budget and Management, in each proposed annual budget, a description of the net proceeds received from civil penalties imposed for a violation of an automated speed enforcement system and the purposes for which such net proceeds were expended or otherwise obligated, which was *Referred to the Committee on the Budget and Government Operations*.

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 27.86 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. GRAND AVE.

[O2026-0027169]

Also, a proposed ordinance, presented by Alderpersons La Spata and Burnett, to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 27.86 which restricted the issuance of additional package goods licenses on the south side of West Grand Avenue, from North Racine Avenue to North Noble Street, which was *Referred to the Committee on License and Consumer Protection*.

Presented By

ALDERPERSON DOWELL (3rd Ward):

Referred -- TRANSFER OF YEAR 2026 FUNDS FROM 3RD WARD WAGE ALLOWANCE ACCOUNT TO ALDERMANIC EXPENSE ACCOUNT.

[O2026-0026475]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2026 funds from the 3rd 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 2026, which was *Referred to the Committee on the Budget and Government Operations*.

Referred -- AMENDMENT OF CHAPTER 10-8 OF MUNICIPAL CODE REGARDING CHARITABLE SOLICITATION.

[O2026-0026950]

Also, a proposed ordinance to amend Title 10, Chapter 8 of the Municipal Code of Chicago by modifying various sections to redirect charitable solicitation permit responsibilities from the Committee on Finance to the Commissioner of Transportation; and by modifying Section 10-8-163 to require that each organization applying for or receiving a charitable solicitation permit pursuant to this chapter be registered with the Charitable Trust Division of the Illinois Attorney General's office as a not-for-profit organization; sign an agreement to indemnify and hold harmless the City of Chicago and its employees, officers and agents, prior to issuance of the permit; and prohibit persons under the age of 16 from soliciting on city streets, which was *Referred to the Committee on Finance*.

Referred -- EXEMPTION OF DEPARTMENT OF FAMILY AND SUPPORT SERVICES (SENIOR CENTER FACILITY) FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0026592]

Also, a proposed ordinance to exempt the Department of Family and Support Services (Senior Center Facility) from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 4717 South Calumet Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 225 W. PERSHING RD.

[Or2026-0026810]

Also, a proposed order for the issuance of a permit to install a sign/signboard at 225 West Pershing Road, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON HALL (6th Ward):

Referred -- AMENDMENT OF CHAPTER 4-60 OF MUNICIPAL CODE BY ADDING NEW SUBSECTIONS 4-60-022 (6.156) AND 4-60-023 (6.181) TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR AND PACKAGE GOODS LICENSES ON PORTION OF S. COTTAGE GROVE AVE.

[O2026-0027185]

A proposed ordinance to amend Title 4, Chapter 60 of the Municipal Code of Chicago by adding new subsections 4-60-022 (6.156) and 4-60-023 (6.181) to disallow the issuance of additional alcoholic liquor and package goods licenses, respectively, on South Cottage Grove Avenue, from East 71st Street to East 75th Street, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- AMENDMENT OF CHAPTER 4-60 OF MUNICIPAL CODE BY ADDING NEW SUBSECTIONS 4-60-022 (6.157) AND 4-60-023 (6.182) TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR AND PACKAGE GOODS LICENSES ON PORTION OF S. STATE ST.

[O2026-0027270]

Also, a proposed ordinance to amend Title 4, Chapter 60 of the Municipal Code of Chicago by adding new subsections 4-60-022 (6.157) and 4-60-023 (6.182) to disallow the issuance of additional alcoholic liquor and package goods licenses, respectively, on South State Street, from West 95th Street to West 66th Street, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- AMENDMENT OF CHAPTER 4-60 OF MUNICIPAL CODE BY ADDING NEW SUBSECTIONS 4-60-022 AND 4-60-023 TO DISALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR AND PACKAGE GOODS LICENSES ON PORTIONS OF W. 75TH ST., W. 79TH ST. AND W. 71ST ST.

[O2026-0027297]

Also, a proposed ordinance to amend Title 4, Chapter 60 of the Municipal Code of Chicago by adding new subsections 4-60-022 (6.158) and 4-60-023 (6.184) to disallow the issuance of additional alcoholic liquor and package goods licenses, respectively, on West 75th Street, from South Vincennes Avenue to South Cottage Grove Avenue; by adding new subsections 4-60-022 (6.159) and 4-60-023 (6.185) to disallow the issuance of additional alcoholic liquor and package goods licenses, respectively, on West 79th Street, from South State Street to

South Cottage Grove Avenue; and by adding new subsections 4-60-022 (6.160) and 4-60-023 (6.186) to disallow the issuance of additional alcoholic liquor and package goods licenses, respectively, on West 71st Street, from South Vincennes Avenue to South Cottage Grove Avenue, which was *Referred to the Committee on License and Consumer Protection*.

Presented By

ALDERPERSON HARRIS (8th Ward):

Referred -- AMENDMENT TO SERGEANT-AT-ARMS AND ASSISTANT SERGEANTS-AT-ARMS FOR 2023 -- 2027 TERM TO INCLUDE LINDA A. BRYANT AS ASSISTANT SERGEANT-AT-ARMS.

[R2026-0027161]

A proposed resolution amending the resolution identifying the Sergeant-at-Arms and the Assistant Sergeants-at-Arms for the 2023 -- 2027 term by adding Linda A. Bryant as an Assistant Sergeant-at-Arms, which was *Referred to the Committee on Committees and Rules*.

Referred -- AMENDMENT OF MEMBERS OF COMMITTEE ON ETHICS AND GOVERNMENT OVERSIGHT AND COMMITTEE ON PEDESTRIAN AND TRAFFIC SAFETY BY REMOVING ALDERPERSONS SPOSATO AND ROBINSON, RESPECTIVELY, FOR 2023 -- 2027 TERM.

[R2026-0027162]

Also, a proposed resolution amending the resolution identifying the Chair, Vice-Chair, and members of standing committees of the City Council of the City of Chicago for the 2023 -- 2027 term by removing Alderperson Sposato as member of the Committee on Ethics and Government Oversight and by removing Alderperson Robinson as a member of the Committee on Pedestrian and Traffic Safety, which was *Referred to the Committee on Committees and Rules*.

Referred -- STANDARDIZATION OF PORTION OF S. EAST END AVE. AS "HONORARY GRAHAM WALLER, JR. WAY".

[O2026-0027117]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of South East End Avenue, between East 88th Street and East 89th Street, as "Honorary Graham Waller, Jr. Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

**ALDERPERSON BEALE (9th Ward)
And OTHERS:**

Referred -- AMENDMENT OF RULES OF ORDER AND PROCEDURE OF CITY COUNCIL FOR 2023 -- 2027 TERM BY MODIFYING RULE 41 PROHIBITING DIRECT COMMITTEE INTRODUCTIONS IF SIMILAR MATTER IS PENDING BEFORE COUNCIL OR COMMITTEE.

[R2026-0027205]

A proposed resolution, presented by Alderpersons Beale, Hopkins, Dowell, Harris, Quinn, Lopez, Coleman, Taylor, Cardona, Waguespack, Villegas, Nugent, Vasquez, Napolitano, Reilly, Lawson, Gardiner and Silverstein, amending the Rules of Order and Procedure of the City Council of the City of Chicago for the 2023 -- 2027 term by modifying Rule 41 to require that no ordinance, order, resolution, petition, appointment, or other proposition be directly submitted to a committee for consideration if a substantially similar matter is currently pending before City Council or any other committee; to require that before any such matter be considered by committee, the operating department, office, or agency provide a copy of the matter to each committee member at least 48 hours in advance of the meeting at which it will be considered, and that the committee accept the matter by a two-thirds vote; further, to require that any matter directly introduced or submitted to a committee require approval by two-thirds vote of all City Council members, which was *Referred to the Committee on Committees and Rules*.

Presented By

ALDERPERSON CHICO (10th Ward):

Referred -- VACATION OF PORTION OF S. BURLEY AVE., FROM E. 130TH ST. TO E. 126TH ST.

[O2026-0027065]

A proposed ordinance authorizing the vacation of that part of the South Burley Avenue 33-foot-wide right-of-way lying south of and adjoining the south line of Lot 6 in Chicago Manufacturing Campus Subdivision, on a portion of South Burley Avenue, from East 130th Street to East 126th Street (commonly known as 12622 -- 12948 South Burley Avenue), which was *Referred to the Committee on Transportation and Public Way*.

Referred -- STANDARDIZATION OF INTERSECTION OF E. 88TH ST. AND S. COMMERCIAL AVE. AS "RAMON REYES VENEGAS WAY".

[O2026-0026987]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of the intersection of East 88th Street and South Commercial Avenue as "Ramon Reyes Venegas Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

**ALDERPERSON LEE (11th Ward),
ALDERPERSON WAGUESPACK (32nd Ward),
ALDERPERSON VILLEGAS (36th Ward) And
ALDERPERSON NUGENT (39th Ward):**

Referred -- AMENDMENT OF SECTION 2-22-045 AND CHAPTER 5-12 OF MUNICIPAL CODE AUTHORIZING DEPARTMENT OF BUILDINGS TO ESTABLISH REGULATORY AND FRAMEWORK STANDARDS FOR RESIDENTIAL BUILDINGS THAT DISTINGUISHES BETWEEN SMALL LANDLORDS AND LARGE CORPORATE HOUSING PROVIDERS.

[O2026-0027201]

A proposed ordinance to amend Title 5, Chapter 12 of the Municipal Code of Chicago by modifying Section 5-12-020 to exempt dwelling units owned by Tier 1 landlords (defined in modified Section 5-12-030) from the chapter; by modifying Section 5-12-030 to add definitions for "commonly controlled entities", "interruption of essential services", "lockout", "no-fault action", "owner-occupied", "principal residence", "qualified relative", "security deposit", "Tier 1 landlord", "Tier 2 landlord", and "Tier 3 landlord"; by modifying Section 5-12-050 to make it the landlord's responsibility to retain means to access a unit for use in instances when a tenant is not able to grant access; by modifying Section 5-12-080 to allow landlords to co-mingle security deposits from multiple tenants in a single qualifying account and to allow tenants to request in writing any pending disclosures, receipts or updates on their security deposit; to grant tenants damages in an amount equal to two times the security deposit if the landlord fails to return said security deposit; by modifying Section 5-12-081 by deleting and replacing it its entirety to allow a landlord to charge a tenant or prospective tenant a fee disclosed in writing, itemized, and reasonably related to an actual cost incurred by the landlord; to prohibit charging of a move-in or move-out fee, with or without a security deposit, a fee or fine for the modification or renewal of a lease, a fee or fine for an after-hours request for maintenance service, a fee or fine for pest abatement or removal where the tenant has in no way contributed to the infestation, or any fee, interest, or cost imposed because a tenant elects to pay permitted fees in installments; to cap application or background check fees at \$50; to require all non-optional fees be stated on the first page of the lease agreement; to require a landlord to permit payment of any permitted fees in installments; to disclose all permitted fees in writing, itemized, and be reasonably related to an actual cost incurred; and to establish the

relationship of the section with the Rental Fee Transparency and Fairness act; by modifying Section 5-12-090 to require that a landlord disclose to a tenant, in writing and before the commencement or renewal of the tenancy if the landlord or landlord's agency uses a third-party revenue management software or service in connection with residential leases or rental agreements for determining or setting any material terms of such lease or agreement; to require a landlord to provide to a tenant an address at which notices to the landlord are sent; by modifying Section 5-12-110 to allow a tenant to procure reasonable substitute services or housing if an interruption of essential services poses and immediate danger to the health or safety of the occupant, and to deduct costs, recover damages or terminate the rental agreement for such substitute services or housing; to exempt a landlord from the remedies of the section if the interruption of essential services results from circumstances beyond the landlord's control, and is not attributable to any act, omission, nonpayment or neglect by landlord; by adding new Section 5-12-135 to preserve a landlord's right to decline to renew a rental agreement, propose to increase rent upon renewal, or terminate a periodic tenancy at the expiration of its term; by adding new Section 5-12-137 to establish rules and regulations when a landlord seeks to recover possession of a dwelling unit through a landlord-initiated no-fault action; by modifying Section 5-12-160 to prohibit a landlord from causing a lockout or interruption of essential services against a tenant without the authority of the law; to prohibit a landlord from ousting or dispossessing any tenant by changing locks, removing doors or windows, interfering with utility service, removing tenant's personal property, or rendering the unit uninhabitable; by adding new Section 5-12-175 to require the owner of any dwelling unit offered for rent to register the dwelling unit with the Department of Buildings and to renew such registration annually, meeting all required information upon registration; to direct the Department of Buildings to maintain a publicly accessible website of documented violations involving illegal lockout, unlawful withholding or misappropriation of a security deposit, retaliation against any tenant, or a willful failure to maintain a dwelling unit in compliance with applicable habitability requirements; to establish penalties for any owner who fails to register a dwelling unit or knowingly provides false information, of \$100 per dwelling unit for the first offense, \$250 per dwelling unit for the second offense, and \$500 per dwelling unit for a third or subsequent offense; by adding new Section 5-12-185 to direct the Department of Buildings to administer and enforce the chapter; and to amend Title 2, Chapter 22, Section 045 of the Municipal Code of Chicago by deleting and replacing it in its entirety to establish a streamlined, quasi by-right approval pathway for the conversion of non-residential structures, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON RAMIREZ (12th Ward):

Referred -- STANDARDIZATION OF PORTIONS OF PUBLIC WAY.

Two proposed ordinances authorizing the Commissioner of Transportation to take the

necessary action for standardization of portions of the public way specified, which were *Referred to the Committee on Transportation and Public Way*, as follows:

South Maplewood Avenue, at West 40th Street to West 42nd Street -- to be known as "Carlos Augusto Lemus Way"; and

[O2026-0027064]

South Drake Avenue, at South Archer Avenue to West 45th Street -- to be known as "James T. Bennecke Way".

[O2026-0026806]

Presented By

ALDERPERSON QUINN (13th Ward)
ALDERPERSON CHICO (10th Ward) And
ALDERPERSON NUGENT (39th Ward):

Referred -- CALL ON MAYOR BRANDON JOHNSON AND BOARD OF ILLINOIS INTERNATIONAL PORT DISTRICT TO TERMINATE ALL LEASES BETWEEN QSL AMERICA, INC. AND ILLINOIS INTERNATIONAL PORT DISTRICT.

[R2026-0027168]

A proposed resolution calling on Mayor Brandon Johnson and the Board of the Illinois International Port District to terminate all leases between QSL America, Inc. and the Illinois International Port District so that QSL America, Inc. can be replaced by an operator more compatible with the City of Chicago, which was *Referred to the Committee on Workforce Development*.

Presented By

ALDERPERSON GUTIÉRREZ (14th Ward):

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD AT 2744 W. 55TH ST.

[Or2026-0027183]

A proposed order for the issuance of a permit to install a sign/signboard at 2744 West 55th Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON LOPEZ (15th Ward):

Referred -- AMENDMENT OF SECTION 2-45-165 OF MUNICIPAL CODE INCLUDING ADDITIONAL FACTORS OF CONSIDERATIONS FOR REVIEWING AND CONSIDERING REVOKING PROPERTY TAX INCENTIVES.

[O2026-0027237]

A proposed ordinance to amend Title 2, Chapter 45, Section 165 of the Municipal Code of Chicago to require that the Committee on Economic, Capital and Technology Development, when reviewing the possibility of revoking a property tax incentive, the committee consider outstanding debts to the city or city sister agencies; property remaining vacant or underutilized for more than 12 concurrent months; a failure to commence constructions or redevelopment within the required timeframes; repeated violations of the Municipal Code of Chicago, Zoning Code, or Building Code; and/or fraud or material misrepresentation in obtaining the incentive, which was *Referred to the Committee on Economic, Capital and Technology Development*.

Referred -- DESIGNATION OF VARIOUS PRECINCTS OF 15TH WARD AS RESTRICTED RESIDENTIAL ZONES TO PROHIBIT NEW AND ADDITIONAL SHARED HOUSING UNITS.

[O2026-0027209, O2026-0027210, O2026-0027211, O2026-0027213, O2026-0027214, O2026-0027215, O2026-0027216, O2026-0027217, O2026-0027218, O2026-0027219, O2026-0027220, O2026-0027222, O2026-0027223, O2026-0027225, O2026-0027226, O2026-0027227, O2026-0027228, O2026-0027229, O2026-0027230]

Also, 19 proposed ordinances designating the 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 17th, 18th, 19th and 20th Precincts of the 15th Ward as Restricted Residential Zones pursuant to Sections 4-17-020 and 4-17-040 of the Municipal Code of Chicago which prohibits all new or additional shared housing units or vacation rentals or both within the boundaries of such precincts, which were *Referred to the Committee on License and Consumer Protection*.

Presented By

**ALDERPERSON LOPEZ (15th Ward)
And OTHERS:**

Referred -- CALL FOR HEARING(S) ON POTENTIAL USAGE OF GEOFENCING BY CHICAGO POLICE DEPARTMENT AND ELECTRONIC SCOOTER RENTAL COMPANIES.

[R2026-0027191]

A proposed resolution, presented by Alderpersons Lopez, Harris, Beale, Lee, Quinn, Coleman, Moore, Curtis, O'Shea, Taylor, Tabares, Burnett, Taliaferro, Cardona, Waguespack, Conway, Quezada, Sposato, Nugent, Napolitano, Reilly, Knudsen, Lawson, Gardiner and Silverstein, calling on the Committee on Public Safety to convene a public hearing on the potential usage of geofencing by the Chicago Police Department and electronic scooter rental companies in the event of teen takeovers in Chicago, which was *Referred to the Committee on Public Safety.*

Presented By

ALDERPERSON CURTIS (18th Ward):

Referred -- STANDARDIZATION OF PORTION OF S. MARSHFIELD AVE. AS "REVEREND DARCELL MORRIS".

[O2026-0026699]

A proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of 8801 -- 8900 South Marshfield Avenue as "Reverend Darcell Morris", which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON O'SHEA (19th Ward):

Referred -- AMENDMENT OF SECTION 4-244-140 OF MUNICIPAL CODE PROHIBITING PEDDLING WITHIN 19TH WARD.

[O2026-0026775]

A proposed ordinance to amend Title 4, Chapter 244, Section 140 of the Municipal Code of Chicago to prohibit peddling of any merchandise or other articles whatsoever within the

boundaries of the 19th Ward as described in Section 2-8-490, which was *Referred to the Committee on License and Consumer Protection*.

Presented By

ALDERPERSON MOSLEY (21st Ward):

Referred -- AMENDMENT OF TITLE 2 OF MUNICIPAL CODE BY ADDING NEW CHAPTER 2-85 ENTITLED "VIOLENCE REDUCTION GOVERNANCE".

[O2026-0027234]

A proposed ordinance to amend Title 2 of the Municipal Code of Chicago by adding a new Chapter 2-85 entitled "Violence Reduction Governance" to establish the Department of Gun Violence Reduction as the permanent statutory successor to the Mayor's Office of Gun Violence Reduction and the Office of Violence Prevention; such Department will be headed by a Commissioner with executive level experience in violence prevention or intervention, public administration, public health, criminal justice, behavioral health, community development, or government operations, and will appointed by the mayor and confirmed by the City Council; such commissioner will serve for a term of four years and may be considered for reappointment; the department staffing shall include at a minimum: a deputy commissioner; a data analyst; an administrative assistant; a staff person to provide technical assistance and support; one or more coordinators to provide staff support to the Advisory Commission; and at least 15 community engagement specialists; the Department will be required to: coordinate the city's violence reduction effort; collect, monitor analyze and publicly report data on the illegal gun market, gun violence, causes, and interventions; develop a Five-Year Strategy and Annual Plans; assess and coordinate city funds aimed at addressing gun violence; implement a community coordination strategy in Community Safety Priority Zones; coordinate allocation of resources; work with the Interagency Cabinet; conduct policy and procedural analysis and make policy recommendations; coordinate victim assistance, trauma recovery, and emergency relocation services; serve as the city's single strategic coordinating authority for all City-Funded Violence Reduction Grants or Contracts; administer procurements, grants, and cooperative agreements; seek and accept gifts, grants and other assistance from the United States, State of Illinois, or other government entities, or philanthropic organizations; promulgate rules establishing grant eligibility, application procedures, evaluation criteria, reporting requirements, performance standards, oversight mechanisms, and the strategic consistency review procedures; consolidate overlapping violence reduction reporting requirements imposed on Participating Departments; and provide administrative and staff support to the Advisory Commission; the chapter also proposes to establish the Interagency Cabinet to be chaired by the commissioner and an executive-level representative of each Participating Department (Department of Family and Support Services,

Department of Public Health, Department of Housing, Department of Planning and Development, the Office of Emergency Management and Communications, Chicago Police Department, the Civilian Office of Police Accountability, the Office of Public Safety Administration, the Office of Equity and Racial Justice, and the Community Commission for Public Safety and Accountability); the Cabinet shall meet no less than quarterly and shall have the duty to coordinate the implementation of the Five-Year Strategy; to facilitate resolution of interagency conflicts; to monitor compliance with the chapter; to review enterprise performance; and to recommend resource alignment to the Mayor and City Council; this chapter also proposes to establish the duties of the Participating Departments as: designating a violence reduction officer; preparing and submitting an annual Violence Reduction Implementation Plan; identifying all violence reduction expenditures during the annual budget process; submitting quarterly implementation reports; participate in Interagency Cabinet meetings and enterprise planning; participate in quarterly enterprise performance reviews; cooperate with lawful data-sharing requirements; and submit each proposed City-Funded Violence Reduction Grant or Contract for review; to establish the Consolidated Violence Reduction Budget; this chapter further proposes to establish the Five-Year Gun Violence Reduction Strategy no later than April 1, 2027; and finally, this chapter proposes to establish the Mayor's Gun Violence Reduction Advisory Council which shall consists of seven ex officio members and nine public members, for a total of 16 members, for the purpose of providing guidance and community accountability to the Department and the Commissioner, which was *Referred to the Committee on the Budget and Government Operations.*

Referred -- AMENDMENT OF CHAPTER 2-4 OF MUNICIPAL CODE BY ADDING NEW SECTION 2-4-125 ESTABLISHING URBAN FLOODING AND CLIMATE RESILIENCY TASK FORCE.

[O2026-0027233]

Also, a proposed ordinance to amend Title 2, Chapter 4 of the Municipal Code of Chicago by adding new Section 2-4-125 to establish the Urban Flood and Climate Resiliency Task Force; such task force shall be comprised of the Chief Sustainability Office, the Commissioner of Water Management, the Commissioner of Public Health, the Commissioner of Family and Support Services, the Director of Emergency Management and Communications, the Commissioner of Planning and Development, the Commissioner of Buildings, the Commissioner of Streets and Sanitation, and the Budget Director, or their respective designees, and one representative of the Metropolitan Water Reclamation District of Greater Chicago and up to 10 additional members appointed by the Mayor with relevant expertise; such task force shall: (1) advise and make recommendations to the Mayor and City Council concerning city programs, pilots, practices and best practices related to urban flooding stormwater management, climate adaptation, emergency response and flood

recovery; (2) facilitate coordination among city departments and sister agencies concerning flooding, drainage, sewer capacity, roadway flooding, alley flooding, green infrastructure, and climate adaptation; (3) review available flood damage and sewer backup reports, as well as drainage, infrastructure, and public health data, and climate projections to identify areas of greatest need; (4) recommend infrastructure, green infrastructure, transportation, housing, environmental, and capital planning strategies to reduce flooding and related impacts; (5) recommend public health and emergency response strategies related to flood-related hazards; (6) recommend strategies to support residents and communities impacted by flooding; (7) recommend improvements to public communication before, during, and after severe storm events; (8) identify opportunities to acquire federal, state, local, philanthropic and other funding for flood mitigation and climate resiliency projects; and (9) perform such other advisory functions related to urban flooding and climate resiliency as may be assigned to the task force by the Mayor or City Council, which was *Referred to the Committee on Environmental Protection and Energy*.

Presented By

ALDERPERSON MOSLEY (21st Ward)
And OTHERS:

Referred -- AMENDMENT OF SECTION 11-12-532 OF MUNICIPAL CODE ALLOWING TRANSFEREES OF PROPERTIES COVERED BY UTILITY BILLING RELIEF PROGRAM TO PARTICIPATE IN PROGRAM IF MEETING CERTAIN REQUIREMENTS.

[O2026-0027231]

A proposed ordinance, presented by Alderpersons Mosley, La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Coleman, Curtis, O'Shea, Taylor, Tabares, Sigcho-Lopez, Burnett, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Conway, Quezada, Villegas, Sposato, Nugent, Vasquez, Lawson, Gardiner, Martin, Manaa-Hoppenworth, Hadden and Silverstein, to amend Title 11, Chapter 12, Section 532 of the Municipal Code of Chicago to allow transferees who inherit subject properties covered under the Utility Billing Relief Program but who fail to qualify due to not meeting the eligibility criteria to participate in the Low Income Home Energy Assistance Program to continue to participate in the program if they agree in writing to assume responsibility for all outstanding utility debt on the subject property and sign an agreement to enroll in the Utility Billing Relief Program for all utility debt, which was *Referred to the Committee on Finance*.

Presented By

ALDERPERSON TABARES (23rd Ward):

Referred -- DESIGNATION OF VARIOUS PRECINCTS OF 23RD WARD AS RESTRICTED RESIDENTIAL ZONES TO PROHIBIT NEW AND ADDITIONAL SHARED HOUSING UNITS.

[O2026-0027273, O2026-0027274, O2026-0027275,
O2026-0027276, O2026-0027277, O2026-0027278,
O2026-0027279, O2026-0027280, O2026-0027281,
O2026-0027282, O2026-0027284, O2026-0027285,
O2026-0027286, O2026-0027287, O2026-0027288,
O2026-0027289, O2026-0027290,
O2026-0027291, O2026-0027292]

Nineteen proposed ordinances designating the 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 31st and 33rd Precincts of the 23rd Ward as Restricted Residential Zones pursuant to Sections 4-17-020 and 4-17-040 of the Municipal Code of Chicago which prohibits all new or additional shared housing units or vacation rentals or both within the boundaries of such precincts, which were *Referred to the Committee on License and Consumer Protection*.

Presented By

ALDERPERSON SIGCHO-LOPEZ (25th Ward):

Referred -- EXEMPTION OF APPLICANTS FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

Two proposed ordinances to exempt the applicants listed from the physical barrier requirement pertaining to alley accessibility for the parking facilities adjacent to the locations specified, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which were *Referred to the Committee on Transportation and Public Way*, as follows:

Integrity Chicago Auto Repair Express, Inc. -- 1708 South Ashland Avenue; and
[O2026-0027076]

Tapia's Wholesale LLC -- 2650 West Cullerton Street.
[O2026-0027090]

Referred -- STANDARDIZATION OF PORTION OF W. CERMAK RD. AS "HONORARY AMERICAN LEGION DORMAN-DUNN POST 547 WAY".

[O2026-0027086]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of West Cermak Road, from South Hoyne Avenue to South Leavitt Street, as "Honorary American Legion Dorman-Dunn Post 547 Way", which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON FUENTES (26th Ward):

Referred -- EXEMPTION OF SAN JOSE AUTOMOTIVE CENTER, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0026997]

A proposed ordinance to exempt San Jose Automotive Center, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 3750 West North Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way.*

Presented By

ALDERPERSON BURNETT (27th Ward):

Referred -- TRANSFER OF YEAR 2026 FUNDS FROM 27TH WARD ALDERMANIC EXPENSE ACCOUNT TO WAGE ALLOWANCE ACCOUNT.

[O2026-0027177]

A proposed ordinance authorizing and directing the City Comptroller to transfer Year 2026 funds from the 27th 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 2026, which was *Referred to the Committee on the Budget and Government Operations.*

Referred -- EXEMPTION OF SLATE AUTOMOTIVE LLC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0027163]

Also, a proposed ordinance to exempt Slate Automotive LLC from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 1053 -- 1055 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*.

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS AT 400 N. ABERDEEN ST.

Also, two proposed orders for the issuance of permits to install signs/signboards at 400 North Aberdeen Street, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

one sign/signboard with a total square feet of 29 feet, 4 inches; and

[Or2026-0027164]

one sign/signboard with a total square feet of 130 feet, 6 inches.

[Or2026-0027167]

Presented By

ALDERPERSON ERVIN (28th Ward):

Referred -- AMENDMENT OF CHAPTER 4-156 OF MUNICIPAL CODE BY MODIFYING VARIOUS SECTIONS AND ADDING NEW SECTIONS REGARDING REQUIREMENTS AND PROHIBITIONS FOR AUTOMATIC AMUSEMENT DEVICES.

[O2026-0027198]

A proposed ordinance to amend Title 4, Chapter 156 of the Municipal Code of Chicago by modifying Section 4-156-150 to specify that "automatic amusement device" does not include machines used for gambling lawfully at a casino, a video gaming terminal, or Prize & Gift Kiosk that is lawfully maintained and operated; to define a "Prize & Gift Kiosk" and "sweepstakes machine"; by adding new Section 4-156-171 to require that each operator of a Prize & Gift Kiosk obtain a license from the city through the Department of Business Affairs and Consumer Protection which shall be issued within 30 days of filing the application and shall include a

specified attestation; by adding new Section 4-156-185 to make it unlawful for the owner or lessee of any premises or person in control of such premises to permit the installation or use of a sweepstakes machine within the city; by modifying Section 4-156-190 to include sweepstakes machines as liable for seizure by any duly authorized enforcement official if there exists reasonable basis for believing it is an illegal device; by adding new Section 4-156-325 to direct the city to enter into Private-Public compliance and enforcement agreement with a private enforcement partner experienced with lawful Prize & Gift Kiosks to issue tickets or citations for violations of the automatic amusement device and gambling rules and regulations; by adding new Section 4-156-326 to select qualified operators, direct the installation, operation, and maintenance and enforcement by eligible entities of lawful Prize & Gift Kiosks in those areas designated as city controlled zones; and by adding new Section 4-156-327 to establish a quarterly fee equal to 30 percent for each Full Fill loaded onto the Prize & Gift Kiosks Fill System by the distributor, less the cost of the Fill, which was *Referred to the Committee on Finance*.

Referred -- EXEMPTION OF AMERICAN AUTO GROUP, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0027099]

Also, a proposed ordinance to exempt American Auto Group, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 354 South Cicero Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Presented By

**ALDERPERSON CRUZ (30th Ward) And
ALDERPERSON CARDONA (31st Ward):**

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 31.13 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF W. BELMONT AVE.

[O2026-0026550]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 31.13 which restricted the issuance of additional package goods licenses on West Belmont Avenue, from North Pulaski Road to North Keeler Avenue, which was *Referred to the Committee on License and Consumer Protection*.

Presented By

ALDERPERSON CARDONA (31st Ward):

Referred -- AMENDMENT OF HONORARY DESIGNATION OF PORTION OF N. KEELER AVE. AS "HONORARY CHARLES E. LARSON AVENUE".

[O2026-0026375]

A proposed ordinance to amend an ordinance previously passed September 25, 2025 and printed on page 32091 of the *Journal of the Proceedings of the City Council of the City of Chicago* which reads: "for the standardization of North Keeler Avenue, between West Schubert Avenue and West Diversey Avenue, as 'Honorary Charles E. Larson Avenue'" by striking: "West Diversey Avenue" and inserting: "West Drummond Place" in lieu thereof, which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON WAGUESPACK (32nd Ward):

Referred -- CHIEF PROCUREMENT OFFICER AND CITY COMPTROLLER ORDERED TO IMPLEMENT DIRECT PAY PROGRAM TO ADMINISTER CONSTRUCTION ESCROW TO PAY FOR WORK PERFORMED ON CITY CONSTRUCTION CONTRACTS.

[Or2026-0027293]

A proposed order directing the Chief Procurement Officer and the comptroller to implement a direct pay program that utilizes a third-party administrator to administer a construction escrow to pay prime contractors and subcontractors for work performed on city construction contracts: (i) no later than October 31, 2026 for issuing a request for proposals to retain a third-party administrator; (ii) no later than December 31, 2026 to complete the review of all submissions for the third-party administrator and execute a contract with the winning submission; and (iii) no later than January 31, 2027 to incorporate the statement "payment on this contract will be issued through a third-party vendor in an effort to speed up payment to prime contractors and subcontractors" in all construction bids issued, which was *Referred to the Committee on Finance*.

Referred -- APPROVAL OF RIVERWARD RESUBDIVISION.

[O2026-0026499]

Also, a proposed ordinance directing the Commissioner of Transportation or her designee to approve the Riverward Resubdivision in the block bounded by West Oakdale Avenue, North Leavitt Avenue, North Oakley Avenue, and the North Branch of the Chicago River, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- EXEMPTION OF MANGAN BUILDERS, INC. FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0026551]

Also, a proposed ordinance to exempt Mangan Builders, Inc. from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 1654 West School Street, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY MODIFYING VARIOUS SECTIONS REQUIRING BY-RIGHT PERMITTING FOR ELECTRICAL VEHICLE CHARGING STATIONS IN CERTAIN ZONING DISTRICTS AND BY ADDING NEW SECTIONS 17-9-0134 AND 17-17-0104-DD.8 ESTABLISHING REGULATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS.

[O2026-0026908]

Also, a proposed ordinance to amend Title 17 of the Municipal Code of Chicago by modifying Sections 17-3-0207, 17-4-0207, 17-5-0207, and 17-6-0403 by requiring by-right permits for retail electric vehicle charging stations in B3, C1, C2, C3, DC, DX, M1, M2, M3 zoning districts and Planned Manufacturing Districts 2, 3, 4B -- 13, and 15; by adding new Section 17-9-0134 to establish regulations for electric vehicle charging stations (retail) which include: compliance with the applicable landscape regulations of Chapter 17-11; that all lighting must be directed downward and shielded to prevent illumination of adjoining property; and that all driveways be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets; and further, by adding new Section 17-17-0104-DD to define electrical charging stations (retail) as a vehicle sales and service use type, which was *Referred to the Committee on Zoning, Landmarks, and Building Standards*.

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS AT 2639 N. ELSTON AVE.

Also, two proposed orders for the issuance of permits to install signs/signboards at 2639 North Elston Avenue, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

one sign/signboard under Permit Number 101084942; and

[Or2026-0026636]

one sign/signboard under Permit Number 101084943.

[Or2026-0026635]

Presented By

ALDERPERSON CONWAY (34th Ward):

Referred -- AMENDMENT OF SECTION 4-60-022 OF MUNICIPAL CODE BY DELETING SUBSECTION 42.530 TO ALLOW ISSUANCE OF ADDITIONAL ALCOHOLIC LIQUOR LICENSES ON PORTIONS OF W. RANDOLPH ST., N. JEFFERSON ST. AND W. WASHINGTON BLVD.

[O2026-0027178]

A proposed ordinance to amend Title 4, Chapter 60, Section 022 of the Municipal Code of Chicago by deleting subsection 42.530 which restricted the issuance of additional alcoholic liquor licenses on the south side of West Randolph Street, from North Clinton Street to North Jefferson Street; on the east side of North Jefferson Street, from West Randolph Street to West Washington Boulevard; and on the north side of West Washington Boulevard, from North Jefferson Street to North Clinton Street, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 42.585 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTION OF N. JEFFERSON ST. AND W. JACKSON BLVD.

[O2026-0026831]

Also, a proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 42.585 which restricted the issuance of additional package

goods licenses on the east side of North Jefferson Street, from West Van Buren Street to West Jackson Boulevard; and on the south side of West Jackson Boulevard, from North Jefferson Street to North Clinton Street, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- EXEMPTION OF JEFFERSON315 S LLC FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0026809]

Also, a proposed ordinance to exempt Jefferson315 S LLC from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 315 South Jefferson Street, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- ISSUANCE OF PERMITS, FREE OF CHARGE, FOR LANDMARK PROPERTY AT 30 N. LASALLE ST.

[Or2026-0026945]

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 adaptive reuse of a portion of the existing building to create 349 dwelling units on the lower 18 floors, residential amenity area, and residential lobby space. The new residential amenity spaces would be provided at Levels 1, 2, and 11 and include a dog run, fitness center, bocce ball court, co-working spaces, conference rooms, and a bike storage room for the property located at 30 North LaSalle Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Referred -- ISSUANCE OF PERMITS FOR SIGNS/SIGNBOARDS.

Also, two proposed orders for the issuance of permits to install signs/signboards at the

locations specified, which were *Referred to the Committee on Zoning, Landmarks and Building Standards*, as follows:

one sign/signboard at 550 West Randolph Street; and

[Or2026-0027116]

one sign/signboard at 11601 West Touhy Avenue.

[Or2026-0026780]

Presented By

ALDERPERSON VILLEGAS (36th Ward):

Referred -- ESTABLISHMENT OF DATA-DRIVEN CITATION RECOVERY PILOT ORDINANCE OF 2026.

[O2026-0027196]

A proposed ordinance to establish the Data-Driven Citation Recovery Pilot Ordinance of 2026 for the purpose of establishing a pilot program to evaluate whether data-driven, account-level discount and payment structures improve the city's recovery of outstanding vehicle-related Covered Violation revenue relative to existing collection methods, while producing equitable and defensible outcomes for Chicago residents; the pilot program shall operate under rules and regulations which, at a minimum, address the following: (a) eligibility criteria for inclusion of accounts in the Pilot Program; (b) the maximum waiver/amnesty amount of the outstanding balance that may be recommended for a single Eligible Account; (c) the protocol by which the Department of Finance may review, modify, or decline Recommendations applied to Eligible Accounts; (d) the method by which a pre-pilot baseline shall be established to measure pilot program performance; (e) the form, frequency, and content of reporting to the City Council, the Office of the Inspector General, and the public; (f) protocols for handling resident inquiries, appeals, and corrections related to recommendations; and (g) protocols for securing the administrative data used in the pilot program; the pilot program shall operate within the boundaries of human review, prohibited inputs, data residency, explainability, no direct resident contact by provider, and independent audit; the pilot program shall commence on the date a data sharing agreement with a Qualified Analytics Provider is executed and will continue for 12 months, with the possibility of extension for another 12-month period at the comptroller's discretion, which was *Referred to the Committee on Finance*.

Referred -- AMENDMENT OF CHAPTER 4-155 OF MUNICIPAL CODE BY ADDING NEW SECTIONS 4-155-085 AND 4-155-086 ESTABLISHING SUPPLIER DIVERSITY GOALS, REVENUE SHARE AGREEMENT PROCESSES, AND ANNUAL REPORTING REQUIREMENTS FOR VIDEO GAMING TERMINALS.

[O2026-0026964]

Also, a proposed ordinance to amend Title 4, Chapter 155 of the Municipal Code of Chicago by adding new Section 4-155-085 to encourage that each video gaming terminal operator meet -- as aspirational goals -- not less than 15 percent participation by minority-owned business enterprises, not less than 5 percent by women-owned business enterprises, and not less than 3 percent by veteran-owned business enterprises; to allow eligible expenditures which include ownership, operation, placement, installation, servicing, maintenance, repair, marketing, compliance, technology, logistics, transportation, storage, and other business opportunities including financial, legal, and other professional services associated with video gaming terminals in the city; and by adding new Section 4-155-086 to require that beginning September 30, 2027 each terminal operator submit an annual report to the Department of Business Affairs and Consumer Protection covering the preceding calendar year and including information on supplier diversity reporting and social impact reporting, which was *Referred to the Committee on License and Consumer Protection*.

Referred -- EXEMPTION OF PEREZ AUTOMOTIVE REPAIR FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0026966]

Also, a proposed ordinance to exempt Perez Automotive Repair from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 5817 -- 5821 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*.

Referred -- STANDARDIZATION OF INTERSECTION AT W. ERIE ST. AND N. CAMPBELL AVE. AS "SALLY MARY GRECO WAY".

[O2026-0027181]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of the southwest corner of West Erie Street and North Campbell Avenue as "Sally Mary Greco Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

**ALDERPERSON VILLEGAS (36th Ward),
ALDERPERSON CARDONA (31st Ward),
ALDERPERSON WAGUESPACK (32nd Ward) And
ALDERPERSON LAWSON (44th Ward):**

Referred -- AMENDMENT OF CHAPTER 5-12 OF MUNICIPAL CODE BY EMPOWERING DEPARTMENT OF BUILDINGS TO STRENGTHEN STANDARDS AND ENFORCEMENT MECHANISMS FOR RESIDENTIAL BUILDINGS.

[O2026-0027202]

A proposed ordinance to amend Title 5, Chapter 12 of the Municipal Code of Chicago by modifying Section 5-12-020 to exempt dwelling units owned by Tier 1 landlords (defined in modified Section 5-12-030) from the chapter; by modifying Section 5-12-030 to add definitions for "commonly controlled entities", "interruption of essential services", "lockout", "no-fault action", "owner-occupied", "principal residence", "qualified relative", "security deposit", "Tier 1 landlord", "Tier 2 landlord", and "Tier 3 landlord"; by modifying Section 5-12-050 to make it the landlord's responsibility to retain means to access a unit for use in instances when a tenant is not able to grant access; by modifying Section 5-12-080 to allow landlords to co-mingle security deposits from multiple tenants in a single qualifying account and to allow tenants to request in writing any pending disclosures, receipts or updates on their security deposit; to grant tenants damages in an amount equal to two times the security deposit if the landlord fails to return said security deposit; by modifying Section 5-12-081 by deleting and replacing it its entirety to allow a landlord to charge a tenant or prospective tenant a fee disclosed in writing, itemized, and reasonably related to an actual cost incurred by the landlord; to prohibit charging of a move-in or move-out fee, with or without a security deposit, a fee or fine for the modification or renewal of a lease, a fee or fine for an after-hours request for maintenance service, a fee or fine for pest abatement or removal where the tenant has in no way contributed to the infestation, or any fee, interest, or cost imposed because a tenant elects to pay permitted fees in installments; to cap application or background check fees at \$50; to require all non-optional fees be stated on the first page of the lease agreement; to require a landlord to permit payment of any permitted fees in installments; to disclose all permitted fees in writing, itemized, and be reasonably related to an actual cost incurred; and to establish the relationship of the section with the Rental Fee Transparency and Fairness act; by modifying Section 5-12-090 to require that a landlord disclose to a tenant, in writing and before the commencement or renewal of the tenancy if the landlord or landlord's agency uses a third-party revenue management software or service in connection with residential leases or rental agreements for determining or setting any material terms of such lease or agreement; to require a landlord to provide to a tenant an address at which notices to the landlord are sent; by modifying Section 5-12-110 to allow a tenant to procure reasonable substitute services or housing if an interruption of essential services poses and immediate danger to the health or safety of the occupant, and to deduct costs, recover damages or terminate the rental

agreement for such substitute services or housing; to exempt a landlord from the remedies of the section if the interruption of essential services results from circumstances beyond the landlord's control, and is not attributable to any act, omission, nonpayment or neglect by landlord; by adding new Section 5-12-135 to preserve a landlord's right to decline to renew a rental agreement, propose to increase rent upon renewal, or terminate a periodic tenancy at the expiration of its term; by adding new Section 5-12-137 to establish rules and regulations when a landlord seeks to recover possession of a dwelling unit through a landlord-initiated no-fault action; by modifying Section 5-12-160 to prohibit a landlord from causing a lockout or interruption of essential services against a tenant without the authority of the law; to prohibit a landlord from ousting or dispossessing any tenant by changing locks, removing doors or windows, interfering with utility service, removing tenant's personal property, or rendering the unit uninhabitable; by adding new Section 5-12-175 to require the owner of any dwelling unit offered for rent to register the dwelling unit with the Department of Buildings and to renew such registration annually, meeting all required information upon registration; to direct the Department of Buildings to maintain a publicly accessible website of documented violations involving illegal lockout, unlawful withholding or misappropriation of a security deposit, retaliation against any tenant, or a willful failure to maintain a dwelling unit in compliance with applicable habitability requirements; to establish penalties for any owner who fails to register a dwelling unit or knowingly provides false information, of \$100 per dwelling unit for the first offense, \$250 per dwelling unit for the second offense, and \$500 per dwelling unit for a third or subsequent offense; by adding new Section 5-12-185 to direct the Department of Buildings to administer and enforce the chapter; and to amend Title 2, Chapter 22, Section 045 of the Municipal Code of Chicago by deleting and replacing it in its entirety to establish a streamlined, quasi by-right approval pathway for the conversion of non-residential structures, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON MITTS (37th Ward):

Referred -- STANDARDIZATION OF PORTION OF W. CHICAGO AVE. AS "HONORARY APOSTLE WALTER CROCKRAN WAY".

[O2026-0026558]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of West Chicago Avenue, from North Keeler Avenue to North Kedvale Avenue, as "Honorary Apostle Walter Crockran Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON VASQUEZ (40th Ward):

Referred -- AMENDMENT OF CHAPTER 2-52 OF MUNICIPAL CODE BY DELETING AND REPLACING IT IN ITS ENTIRETY REGARDING ESTABLISHMENT OF CHICAGO INDEPENDENT BUDGET OFFICE.

[O2026-0027176]

A proposed ordinance to amend Title 2, Chapter 52 of the Municipal Code of Chicago by deleting it in its entirety and replacing it to establish the Chicago Independent Budget Office Ordinance for the purpose of establishing the Independent Budget Office to provide independent, objective, and impartial analyses of the city's budget, revenue projections, fiscal condition, and the fiscal impact of proposed legislation or policies to City Council, district councilors, advisory boards, councils, commissions and special service areas, for public understanding; to establish the Independent Budget Office Advisory Committee comprised of seven members appointed by the City Council and the mayor for five-year staggered terms, and a director, appointed by the City Council and the mayor upon recommendation by the Advisory Committee, for a term of four years; to establish the appropriations to pay for the Office's expenses which shall be at least 10 percent of the appropriations for the Mayor's Office of Management and Budget for each fiscal year; to require that the Office hold at least two public hearings annually to solicit input on the Office's priorities; to empower the Office with the following duties: to prepare independent revenue forecasts and budget analyses; evaluate the long-term fiscal condition of the city; provide cost estimates for proposed legislation; analyze collective bargaining impacts within legal constraints; review capital budgets and debt payment schedules; and conduct special studies and offer technical assistance to alderpersons as practicable as requested; and to require that all work products be written in plain language for the general public. Two committees having been called, the Committee on Ethics and Government Oversight and the Committee on the Budget and Government Operations, the matter was *Referred to the Committee on Committees and Rules*.

Referred -- AMENDMENT OF CHAPTER 2-80 OF MUNICIPAL CODE BY MAKING TYPOGRAPHICAL CHANGES TO SECTIONS ON DISTRICT COUNCILS.

[O2026-0027175]

Also, a proposed ordinance to amend Title 2, Chapter 80 of the Municipal Code of Chicago to make typographical changes for clarity and grammar in various sections regarding District Councils, which was *Referred to the Committee on Public Safety*.

Referred -- AMENDMENT OF TITLES 2, 4 AND 10 OF MUNICIPAL CODE REGARDING DUTY OF COMMISSIONER OF CULTURAL AFFAIRS AND SPECIAL EVENTS IN APPROVAL OF OUTDOOR EVENT APPLICATIONS AND BY ADDING NEW SECTION 2-102-045 AUTHORIZING DEVELOPMENT OF OUTDOOR PUBLIC ENJOYMENT AREAS.

[O2026-0027179]

Also, a proposed ordinance to amend Title 2 of the Municipal Code of Chicago by modifying Section 2-28-030 establishing as the duty of the Commissioner of Cultural Affairs and Special Events the approval, planning and coordination of the activation of any outdoor public enjoyment area; by adding new Section 2-102-045 to authorize the Commissioner to develop outdoor public enjoyment areas and administering the "Make Way for People -- People Spots and People Streets" program for the purposes of conducting outdoor special events; and to amend Sections 4-8-040 and 10-8-335 to reference new Section 2-102-045 as it relates to permits and licenses issued, which was *Referred to the Committee on Special Events, Cultural Affairs and Recreation*.

Referred -- EXEMPTION OF BOB LOQUERCIO FROM PHYSICAL BARRIER REQUIREMENT PERTAINING TO ALLEY ACCESSIBILITY FOR PARKING FACILITIES.

[O2026-0026498]

Also, a proposed ordinance to exempt Bob Loquercio from the physical barrier requirement pertaining to alley accessibility for the parking facilities for 1948 West Peterson Avenue, pursuant to the provisions of Title 10, Chapter 20, Section 430 of the Municipal Code of Chicago, which was *Referred to the Committee on Transportation and Public Way*.

Referred -- STANDARDIZATION OF PORTION OF W. GREGORY ST. AS "JOHN THANOUKOS WAY".

[O2026-0027115]

Also, a proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of West Gregory Street, from North Rockwell Street to North Washtenaw Avenue, as "John Thanoukos Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON NAPOLITANO (41st Ward):

Referred -- DESIGNATION OF VARIOUS PRECINCTS OF 41ST WARD AS RESTRICTED RESIDENTIAL ZONES TO PROHIBIT NEW AND ADDITIONAL SHARED HOUSING UNITS.

[O2026-0027236, O2026-0027238, O2026-0027240,
O2026-0027241, O2026-0027242, O2026-0027243,
O2026-0027244, O2026-0027245, O2026-0027246,
O2026-0027247, O2026-0027248, O2026-0027249,
O2026-0027250, O2026-0027251, O2026-0027252,
O2026-0027253, O2026-0027254, O2026-0027255,
O2026-0027256, O2026-0027257, O2026-0027258,
O2026-0027259, O2026-0027260, O2026-0027261,
O2026-0027262, O2026-0027263, O2026-0027264,
O2026-0027265, O2026-0027266,
O2026-0027267, O2026-0027268]

Thirty-one proposed ordinances designating the 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th and 31st Precincts of the 41st Ward as Restricted Residential Zones pursuant to Sections 4-17-020 and 4-17-040 of the Municipal Code of Chicago which prohibits all new or additional shared housing units or vacation rentals or both within the boundaries of such precinct, which were *Referred to the Committee on License and Consumer Protection*.

Referred -- STANDARDIZATION OF PORTIONS OF PUBLIC WAY.

Also, two proposed ordinances authorizing the Commissioner of Transportation to take the necessary action for the standardization of portions of the public way specified, which were *Referred to the Committee on Transportation and Public Way*, as follows:

4800 -- 4855 North Nordica Avenue -- to be known as "Mark J. Czworniak Way"; and
[O2026-0026984]

5346 -- 5431 North Normandy Avenue -- to be known as "Captain David J. Meyer Way".
[O2026-0026985]

Referred -- ISSUANCE OF PERMIT FOR SIGN/SIGNBOARD FOR ENVOY.

[Or2026-0026780]

Also, a proposed order for the issuance of a permit to install a sign/signboard for Envoy under Permit Number 101085472, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

ALDERPERSON REILLY (42nd Ward):

Referred -- AMENDMENT OF SECTION 4-60-023 OF MUNICIPAL CODE BY DELETING SUBSECTION 42.548 TO ALLOW ISSUANCE OF ADDITIONAL PACKAGE GOODS LICENSES ON PORTIONS OF W. WASHINGTON BLVD., N. CANAL ST. AND W. MADISON ST.

[O2026-0027186]

A proposed ordinance to amend Title 4, Chapter 60, Section 023 of the Municipal Code of Chicago by deleting subsection 42.548 which restricted the issuance of additional package goods licenses on the south side of West Washington Boulevard, from the west bank of the South Branch of the Chicago River to North Canal Street; on the east side of North Canal Street, from West Washington Boulevard to West Madison Street; and on the north side of West Madison Street, from North Canal Street to the west bank of the South Branch of the Chicago River, which was *Referred to the Committee on License and Consumer Protection.*

Referred -- ISSUANCE OF PERMITS, FREE OF CHARGE, FOR LANDMARK PROPERTY AT 26 W. CHESTNUT ST.

[Or2026-0026802]

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 modernization of interior layouts, replacement of all interior finishes, complete upgrade/replacement of all mechanical, electrical, and plumbing systems throughout both buildings of the existing 3-story masonry single-family residence, detached garage, and coach house located at 26 West Chestnut Street, which was *Referred to the Committee on Zoning, Landmarks and Building Standards.*

Presented By

**ALDERPERSON REILLY (42nd Ward),
ALDERPERSON QUINN (13th Ward),
ALDERPERSON WAGUESPACK (32nd Ward) And
ALDERPERSON NUGENT (39th Ward):**

Referred -- AMENDMENT OF SECTION 2-22-045 AND CHAPTER 5-12 OF MUNICIPAL CODE ESTABLISHING NEW REGULATIONS AND STANDARDS REGARDING RESIDENTIAL BUILDINGS.

[O2026-0027203]

A proposed ordinance to amend Title 5, Chapter 12 of the Municipal Code of Chicago by modifying Section 5-12-020 to exempt dwelling units owned by Tier 1 landlords (defined in modified Section 5-12-030) from the chapter; by modifying Section 5-12-030 to add definitions for "commonly controlled entities", "interruption of essential services", "lockout", "no-fault action", "owner-occupied", "principal residence", "qualified relative", "security deposit", "Tier 1 landlord", "Tier 2 landlord", and "Tier 3 landlord"; by modifying Section 5-12-050 to make it the landlord's responsibility to retain means to access a unit for use in instances when a tenant is not able to grant access; by modifying Section 5-12-080 to allow landlords to co-mingle security deposits from multiple tenants in a single qualifying account and to allow tenants to request in writing any pending disclosures, receipts or updates on their security deposit; to grant tenants damages in an amount equal to two times the security deposit if the landlord fails to return said security deposit; by modifying Section 5-12-081 by deleting and replacing it its entirety to allow a landlord to charge a tenant or prospective tenant a fee disclosed in writing, itemized, and reasonably related to an actual cost incurred by the landlord; to prohibit charging of a move-in or move-out fee, with or without a security deposit, a fee or fine for the modification or renewal of a lease, a fee or fine for an after-hours request for maintenance service, a fee or fine for pest abatement or removal where the tenant has in no way contributed to the infestation, or any fee, interest, or cost imposed because a tenant elects to pay permitted fees in installments; to cap application or background check fees at \$50; to require all non-optional fees be stated on the first page of the lease agreement; to require a landlord to permit payment of any permitted fees in installments; to disclose all permitted fees in writing, itemized, and be reasonably related to an actual cost incurred; and to establish the relationship of the section with the Rental Fee Transparency and Fairness act; by modifying Section 5-12-090 to require that a landlord discloses to a tenant, in writing and before the commencement or renewal of the tenancy if the landlord or landlord's agency uses a third-party revenue management software or service in connection with residential leases or rental agreements for determining or setting any material terms of such lease or agreement; to require a landlord to provide to a tenant an address at which notices to the landlord are sent; by modifying Section 5-12-110 to allow a tenant to procure reasonable substitute services or housing if an interruption of essential services poses and immediate danger to the health or safety of the occupant, and to deduct costs, recover damages or terminate the rental agreement for such substitute services or housing; to exempt a landlord from the remedies of

the section if the interruption of essential services results from circumstances beyond the landlord's control, and is not attributable to any act, omission, nonpayment or neglect by landlord; by adding new Section 5-12-135 to preserve a landlord's right to decline to renew a rental agreement, propose to increase rent upon renewal, or terminate a periodic tenancy at the expiration of its term; by adding new Section 5-12-137 to establish rules and regulations when a landlord seeks to recover possession of a dwelling unit through a landlord-initiated no-fault action; by modifying Section 5-12-160 to prohibit a landlord from causing a lockout or interruption of essential services against a tenant without the authority of the law; to prohibit a landlord from ousting or dispossessing any tenant by changing locks, removing doors or windows, interfering with utility service, removing tenant's personal property, or rendering the unit uninhabitable; by adding new Section 5-12-175 to require the owner of any dwelling unit offered for rent to register the dwelling unit with the Department of Buildings and to renew such registration annually, meeting all required information upon registration; to direct the Department of Buildings to maintain a publicly accessible website of documented violations involving illegal lockout, unlawful withholding or misappropriation of a security deposit, retaliation against any tenant, or a willful failure to maintain a dwelling unit in compliance with applicable habitability requirements; to establish penalties for any owner who fails to register a dwelling unit or knowingly provides false information of \$100 per dwelling unit for the first offense, \$250 per dwelling unit for the second offense, and \$500 per dwelling unit for a third or subsequent offense; by adding new Section 5-12-185 to direct the Department of Buildings to administer and enforce the chapter; and to amend Title 2, Chapter 22, Section 045 of the Municipal Code of Chicago by deleting and replacing it in its entirety to establish a streamlined, quasi by-right approval pathway for the conversion of non-residential structures, which was *Referred to the Committee on Zoning, Landmarks and Building Standards*.

Presented By

ALDERPERSON LAWSON (44th Ward):

Referred -- AMENDMENT OF CHAPTER 9-64 OF MUNICIPAL CODE BY ADDING NEW SECTION 9-64-111 TO PERMIT VEHICLES BEARING ZONE 383 RESIDENTIAL PARKING PERMIT TO PARK IN VIADUCTS OR UNDERPASSES BENEATH CHICAGO TRANSIT AUTHORITY ELEVATED STRUCTURES.

[O2026-0026413]

A proposed ordinance to amend Title 9, Chapter 64 of the Municipal Code of Chicago by adding new Section 9-64-111 to allow vehicles bearing a Zone 383 residential parking permit to park in viaducts or underpasses beneath the right-of-way of a Chicago Transit Authority elevated structure within Residential Permit Parking Zone 383, provided that parking has not been otherwise prohibited by the posting of an appropriate sign, which was *Referred to the Committee on Pedestrian and Traffic Safety*.

Referred -- AMENDMENT OF SECTION 17-17-0103-K OF MUNICIPAL CODE INCLUDING ELECTRICAL SUBSTATIONS OVER 0.5 ACRE AND LOCATED WITHIN 100 FEET OF RESIDENTIAL BUILDING OR OUTDOOR EQUIPMENT YARD AS USE CATEGORIES FOR PUBLIC AND CIVIC USE GROUP.

[O2026-0027193]

Also, a proposed ordinance to amend Title 17, Chapter 17, Section 0103-K of the Municipal Code of Chicago to include electrical substations with a total site area of 0.5 acre or more that are located within 100 feet of any residential building, or have an outdoor equipment yard, as allowed infrastructure services that have substantial land use impacts on surrounding areas for public and civic use group categories, which was *Referred to the Committee on Zoning, Landmarks, and Building Standards*.

Presented By

ALDERPERSON GARDINER (45th Ward):

Referred -- VACATION AND DEDICATION OF PUBLIC ALLEY WITHIN AREA BOUNDED BY N. MILWAUKEE AVE., N. KILPATRICK AVE. AND FORMER W. BYRON ST. RIGHT-OF-WAY.

[O2026-0027066]

A proposed ordinance authorizing the vacation of that part of Lot 3 in Wiehe's Subdivision being a subdivision of that part of Block 19 lying northerly of the northeasterly line of Milwaukee Avenue in Grayland, a subdivision of the northwest quarter of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, within the area bounded by North Milwaukee Avenue, North Kilpatrick Avenue, and the former West Byron Street right-of-way, which was *Referred to the Committee on Transportation and Public Way*.

Presented By

ALDERPERSON CLAY (46th Ward):

Referred -- STANDARDIZATION OF PORTIONS OF PUBLIC WAY.

Two proposed ordinances authorizing the Commissioner of Transportation to take the

necessary action for the standardization of portions of the public way specified, which were *Referred to the Committee on Transportation and Public Way*, as follows:

121 -- 600 West Montrose Harbor Drive -- to be known as "Willie Greene Way"; and
[O2026-0027182]

4400 -- 4500 North Racine Avenue -- to be known as "Edna Johnson Way".
[O2026-0027184]

Presented By

ALDERPERSON MARTIN (47th Ward):

Referred -- STANDARDIZATION OF PORTION OF N. HAMILTON AVE. AS
"DAVID ALLEN FRITZCHE WAY".

[O2026-0026988]

A proposed ordinance directing the Commissioner of Transportation to take the necessary action for the standardization of the 3600 block of North Hamilton Avenue, between West Addison Street and West Waveland Street, and extended to the alley going west 125 feet, as "David Allen Fritzche Way", which was *Referred to the Committee on Transportation and Public Way*.

Presented By

**ALDERPERSON HADDEN (49th Ward)
And OTHERS:**

Referred -- AMENDMENT OF SECTION 18-14-101.3 OF MUNICIPAL CODE TO REMOVE EXEMPTION FOR BUILDINGS WHERE MORE THAN 10 PERCENT OF FLOOR AREA IS CLASSIFIED AS GROUP S FROM DEFINITION OF COVERED BUILDING.

[O2026-0027165]

A proposed ordinance, presented by Alderpersons Hadden, La Spata, Dowell, Lee, Ramirez, Gutiérrez, Lopez, Taylor, Tabares, Fuentes, Burnett, Cruz, Conway, Quezada, Villegas, Sposato, Vasquez, Knudsen, Lawson, Clay, Martin and Manaa-Hoppenworth, to amend Title 18, Chapter 14, Section 101.3 of the Municipal Code of Chicago by striking buildings with more than 10 percent floor area classified as Group S from the exclusion of the term covered buildings as defined by Chapter 14B-3 of the Municipal Code, which was *Referred to the Committee on Environmental Protection and Energy*.

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (June 17, 2026)

The Honorable Andrea M. Valencia, City Clerk, submitted the printed official *Journal of the Proceedings of the City Council of the City of Chicago* for the regular meeting held on Wednesday, June 17, 2026 at 10:00 A.M., signed by her as such City Clerk.

Aldersperson Mitchell moved to *Approve* said printed official *Journal* and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

None.

MISCELLANEOUS BUSINESS.

Re-Referred -- AMENDMENT OF TITLE 13 OF MUNICIPAL CODE BY ADDING NEW CHAPTER 13-150 ESTABLISHING REQUIREMENTS FOR BIRD-FRIENDLY BUILDING DESIGN.

[O2026-0024083]

Aldersperson Hadden moved to *Discharge* the Committee on Committees and Rules from further consideration of an ordinance amending Municipal Code Title 13 by adding new Chapter 13-150 establishing requirements for bird-friendly building design (O2026-0024083). The motion *Prevailed* by a viva voce vote.

Aldersperson Hadden then moved to *Re-Refer* the proposed ordinance to the Committee on Zoning, Landmarks and Building Standards. The motion *Prevailed* and the said proposed ordinance was *Re-Referred to the Committee on Zoning, Landmarks and Building Standards* by a viva voce vote.

VISITORS AND ACKNOWLEDGMENTS.

The following individuals were in attendance and recognized by the City Council:

Mayor Johnson acknowledged the following guests in attendance in support of a resolution honoring Disability Pride Month: Commissioner Rachel Arfa; Bob Shea, co-founder, Devices 4 the Disabled; Cristina Torres; Victoria Boateng; Natasha Caudill; Dr. Tina Gonzales Childress; Monica Kumar Ross; Whitney Hill; Yaré Tua; Kelsey LeFevour; LaDonna Freidheim; and Robby Lee Williams;

Mayor Johnson also acknowledged the following guests in attendance in support of the appointment of Dr. Garth Walker to the Chicago Department of Public Health: Dr. Garth Walker, appointee; Elsa Andrianifahanana, spouse; Lennox Walker, son; Langston Walker, son; Shirley Walker, mother; George Walker, father; Olive Andrianifahanana, father-in-law; Brigitte Andrianifahanana, mother-in-law; Laird Walker, brother; and Damon Arnold, mentor;

Aldersperson Lee acknowledged the following representatives from Save the Earth from A to Z (ASEZ) for their contributions to the City of Chicago: Edgar De Leon Lopez; Kevin Silva; Trustin Watson; Leslie Diaz; Ivan Diaz; John Power; Khadia Michel; and Steffany De La Vega;

Aldersperson Moore acknowledged the following guests in attendance in celebration of the 60th anniversary of the March at Marquette Park: Jannah Sellars; Marium Asif; Ikhlas Hakeem; Anwar Omeish; Safia Mahjebin; Jordan Esparza-Kelley; Jackie Baldwin; Mikha'el Amine; Izze Ortiz; and Rami Nashishibi;

Aldersperson Sigcho-Lopez acknowledged the following guests in attendance in celebration of the 150th anniversary of St. Procopius Church of Pilsen: Margarita Rivera; Anita Ibarra; Rafel Yañez; Jacqueline Negrete; and Jose Santiago, lead pastor;

Aldersperson Knudsen acknowledged the following guests in attendance in honor of a memorial acknowledgement for the late Allan Mellis: family members of Allan Mellis: Linda Polacheck Mellis; Daniel Paul Mellis; April Sheridan; Samuel Sheridan Mellis; Wrightwood Neighbors Association representatives: August Etsch; and Faraz Sardharia;

Aldersperson Knudsen also acknowledged the following guests in attendance in celebration of the 25th anniversary of the Chicago Sculpture Exhibit: Vi Daley, former Aldersperson of the 43rd Ward; Tom Tunney, former Aldersperson of the 44th Ward; Jennifer Nowak; Anita Mauro; Eric Craig; Pam Cullerton; Jyl Bonaguro; and Jack Guthman;

Aldersperson Hadden acknowledged the following guests in attendance in celebration of the 5th anniversary of the Equitable Transit-Oriented Development Policy Plan: Juan Sebastian Arias, Executive Director, Elevated Chicago Staff; Marly Schott, manager, Elevated Chicago staff; Audrey Rutter, coordinator, Elevated Chicago staff; Leslé Honoré, Chief Executive Officer, Urban Gateways, Elevated Chicago Steering Committee co-chair; Jacky Grimshaw, Vice President of Government Affairs, Center for Neighborhood Technology, Elevated Chicago Systems Change Working Group co-chair; Mike Tomas, Executive Director, Garfield Park Community Council, Elevated Chicago Steering Committee member; Kate Ansorge, Vice President of Real Estate Solutions, IFF, Elevated Chicago Capital Programs Working Group co-chair; and Kendra Freeman, Principal Consultant, KENetic Collaborations, former Elevated Chicago Steering Committee co-chair;

Alderspersons Moore, Scott, Coleman, Burnett and Knudsen welcomed all 2026 Summer interns and acknowledged the following student interns and chaperones: interns for the Office of the City Clerk: Morgan McDougale; Alexander Carrasco; Pierce Bakker; Nicholas Edwards; Tyanne Amar Booker; Elysa Valeriano; Erin M. Perkin; Maya Henry; Mya Counts; Alexis Ingram; Gianni Maldonado; Oyenike Oladapo-Ekundayo; Myles Simpson; Kaelyn Perez; Kevin Vazquez-Torres; Henok Waltengus; 17th Ward: student interns: Kennedi Love; Aden Reynolds; Samarah Jackson; Grace Harris; Yolanda Ruiz; Naomi Johnson; 24th Ward: chaperones: Henry Head; Kalyani Franklin; Diamond Jackson; Jonese L. Burnett; Mikita Lee; Kiara Holloway; Beatriz Cruz; Crystal Redditt; Takeya Haney; Charles Rice; student interns: Moniee Thompson; Kennidi Garrett; Ada Harris; Alonzo Johnson; Daisha Smith; Devin Shortt; LaDana Goings; Mark Baker; Olivia Washington; Patrick Brownlee; Taylor Smith; Akiyrah Henderson; Jonathan Wilson; Jayla Beverly; Kaitlyn Hicks; Kiyan Thomas; Mi'Asia Curington-Harris; Sa'Dae Cooper; Taraji Tousant; Amir Williams; Deravion Calcote; 27th Ward: chaperone: William Riley, Sr.; student interns: Spencer Swann; Daleeyah Lowery; Cheyanne White; Khamani Davis; LeBron James Brown; Brooklyn Robinson; and Chelsey Dew.

Time Fixed For Next Succeeding Regular Meeting.

[SO2026-0027311]

Aldersperson Mitchell presented a proposed ordinance to set the date and time of the next regular City Council meeting for July 22, 2026.

Aldersperson Beale moved to substitute for the proposed ordinance presented by Aldersperson Mitchell.

Aldersperson Hadden moved to lay on the table Aldersperson Beale's motion to substitute.

The clerk called the roll and the motion to lay on the table *Failed to Pass* by yeas and nays as follows:

Yeas -- Alderspersons La Spata, Robinson, Hall, Ramirez, Gutiérrez, Moore, Rodríguez, Sigcho-Lopez, Burnett, Ervin, Taliaferro, Cruz, Rodríguez-Sánchez, Quezada, Vasquez, Lawson, Martin, Manaa-Hoppenworth, Hadden -- 19.

Nays -- Alderspersons Dowell, Mitchell, Harris, Beale, Chico, Lee, Quinn, Lopez, Coleman, Curtis, O'Shea, Mosley, Tabares, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Napolitano, Reilly, Knudsen, Silverstein -- 24.

Aldersperson Beale then renewed his motion to substitute.

The clerk called the roll and the motion to substitute *Prevailed* by yeas and nays as follows:

Yeas -- Alderspersons Dowell, Mitchell, Harris, Beale, Chico, Lee, Quinn, Lopez, Coleman, Curtis, O'Shea, Mosley, Tabares, Cruz, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Napolitano, Reilly, Knudsen, Silverstein -- 25.

Nays -- Alderspersons La Spata, Robinson, Hall, Ramirez, Gutiérrez, Moore, Rodríguez, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Rodríguez-Sánchez, Quezada, Vasquez, Lawson, Martin, Manaa-Hoppenworth, Hadden -- 19.

Thereupon, on motion of Aldersperson Beale, the said proposed substitute ordinance setting the date and time of the next regular meeting of the City Council *Passed* by yeas and nays as follows:

Yeas -- Alderspersons Hopkins, Dowell, Mitchell, Harris, Beale, Chico, Lee, Quinn, Lopez, Coleman, Curtis, O'Shea, Mosley, Tabares, Cruz, Cardona, Waguespack, Conway, Villegas, Mitts, Sposato, Nugent, Napolitano, Reilly, Knudsen, Silverstein -- 26.

Nays -- Alderspersons La Spata, Robinson, Hall, Ramirez, Gutiérrez, Moore, Rodríguez, Sigcho-Lopez, Fuentes, Burnett, Ervin, Taliaferro, Rodríguez-Sánchez, Quezada, Vasquez, Lawson, Clay, Martin, Manaa-Hoppenworth, Hadden -- 20.

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

The following is said ordinance as passed:

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

SECTION 1. The next regular meeting of the City Council of the City of Chicago shall be held on Wednesday, July 22, 2026, beginning at 10:00 A.M., in the Council Chamber on the second floor in City Hall, 121 North LaSalle Street, Chicago, Illinois.

SECTION 2. This ordinance 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 Wednesday, July 22, 2026, at 10:00 A.M., in the Council Chamber in City Hall.

A handwritten signature in black ink, appearing to read "Andrea M. Valencia", with a long horizontal flourish extending to the right.

ANDREA M. VALENCIA,
City Clerk.