

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of April 15, 2015

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Clerk's #	Sponsor(s)	Ward(s) Affected	Assigned to Committee on	Topic(s); Key Word(s); Code §; Summary
Part 1: Municipal Code Amendments				
O2015-2717	Mayor	All	Finance	<p>Use tax for Non-retail Transfer of Motor Vehicles; Code chapter 3-29; authorization for collection of tax by Illinois Department of Revenue ("IDOR"). The City imposes a tax on the use of a motor vehicle acquired by non-retail purchase, gift or transfer. The tax falls on the person acquiring title to the vehicle, and is due no later than the end of the month after the month of acquisition. This ordinance would amend Chapter 3-59 to allow the City Comptroller to enter into an agreement whereby IDOR would collect the tax (as well as any late fees and civil penalties) and remit collections to the City on a periodic basis. The tax would be collected at the Secretary of State's office upon change in registration. State law (the Local Tax Collection Act, 35 ILCS 720) allows IDOR to enter into such an agreement.</p> <p>The ordinance would not change the amount of tax, which varies according to the age of the vehicle. The ordinance would preserve the \$10 tax rate for transfers within a family and for transfer of title to any motorized cycle.</p>
O2015-2626	Mayor; 8 Aldermen; City Clerk	All	Education and Child Development	<p>Dental care for school students; Department of Health; Code §2-112-230. Currently, the Commissioner of Health is authorized by the above code section to enter into agreements with the Chicago Board of Education (for the "promotion and/or protection of public health." This ordinance would amend that section to give the Commissioner authority to negotiate and execute agreements with any operator of any secular or non-secular elementary, middle or secondary school within the City of Chicago, for the Department's provision of dental services for students at the schools. The existing (and proposed expanded) contracting power includes authority to make related expenditures, subject to appropriation.</p>

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O2015-2627	Mayor	All	Budget and Government Operations	<p data-bbox="1031 370 1976 899">Expansion of “Make Way for People Program”; new “People Plazas Program”; related license agreement with Latent Design Corporation (“Licensee”); Code §§ 2-102-030, 4-8-040, 10-8-335 and 10-28-064. The code amendments proposed in this ordinance are relatively straightforward. The “Make Way for People – People Spots and People Streets” program within the Department of Transportation (CDOT) was established in 2012 to allow development of outdoor public enjoyment areas on City property (§ 2-102-030(v)). The grant of authority includes contracting with licensees to operate the enjoyment areas, as well as authority to establish other, related programs for enjoyment of public space. This ordinance would amend the grant of authority, which currently is general in language, to include presentation of outdoor special events and the placement of temporary vendor structures on public property related to the events. The contracting authority within § 2-102-030(v) would be expanded to include placement, construction, maintenance, use and removal of temporary vendor structures.</p> <p data-bbox="1031 943 1976 1182">The ordinance would also amend the definition of “multiple special events” contained in § 4-8-040, related to special event food licenses, to include outdoor special events conducted pursuant to § 2-102-030. The ordinance would also amend § 10-8-335, governing outdoor special events, to allow a issuance of special event permits for up to 180 days for events conducted on an outdoor enjoyment area pursuant to § 2-102-030(v). All other outdoor special event permits would remain limited to 10 days.</p> <p data-bbox="1031 1226 1976 1432">The final code amendment would affect § 10-28-064. That section currently allows placement of advertising signs only pursuant to an agreement authorized by the commissioner of CDOT and the City’s chief procurement officer under § 10-28-045 or pursuant to an agreement authorized by the chief financial officer under § 10-28-046. The proposed amendment would add a third permissible source of permission: “a duly enacted ordinance.”</p>

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O2015-2627 (continued)				<p>Expansion of “Make Way for People Program”; new “People Plazas Program”; related license agreement with Latent Design Corporation (“Licensee”); Code §§ 2-102-030, 4-8-040, 10-8-335 and 10-28-064 (continued)</p> <p>All of these proposed code amendments are in conjunction with a proposed license agreement, authorized by Section 2 of the ordinance, with Latent Design Corporation, an Illinois corporation with principal offices at 900 North Ashland Avenue, Chicago. Latent Design is an architecture firm that claims expertise in dealing with the challenges of projects with limited space and/or limited budget.</p> <p>The proposed license agreement would allow Latent Design to “activate” so-called People Plazas. The activation process would include such things as providing activities, amenities, programming and “placemaking” (undefined) either on the plaza itself or on a Temporary Vendor Structure located on the plaza. The license agreement has a term of 3 years, but can be extended by an additional 2 years. The only City financing guaranteed is up to \$50,000 on a reimbursement basis. There is a possibility of – but no commitment to – grant funds from or channeled by the City to provide increased funding. Latent Design would be allowed to solicit grants from public and private sources, but only to enhance the People Plazas program, not to increase its revenue. If the City were to decide to place digital signs on any of the people Plazas, the City would have the option, but no obligation, to share any resulting revenue with Latent Design.</p> <p>The proposed agreement would divide the City into 5 “Planning Districts.” District I would extend from the northern limits of the City to North Avenue, and from the lake to the western City limits. District II would include the area bounded by North Avenue, the lake, Roosevelt Road and the western limits of the City. District III would be bound by Roosevelt Road on the north, Lake</p>

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O2015-2627 (continued)				<p>Expansion of “Make Way for People Program”; new “People Plazas Program”; related license agreement with Latent Design Corporation (“Licensee”); Code §§ 2-102-030, 4-8-040, 10-8-335 and 10-28-064 (continued)</p> <p>Michigan on the east, the line of I-55 from the lake to the Chicago River/Sanitary and Ship Canal and line of that body of water to the City limits on the west. District IV would include the territory south of District II and from Halsted Street on the east to the City limits on the south and west. District V would include the area south of District III, from Halsted Street on the west to Lake Michigan on the east, to the City limits on the south. Latent Design would be obligated to design street furniture and other amenities for CDOT-controlled plazas and to provide programs to occur within plazas. Programs could be provided by subcontracting to others (subject to CDOT approval) for booking of entertainment, promotion of events within the plaza spaces, etc. No admission could be charged for events; but events could include sponsorships, food and beverage sales and placement of advertising – all potential revenue sources. All sponsorship agreements would be subject to approval of the City’s Chief Financial Officer. If revenue-generating activities result in a net profit to the program, 10% of the annual profit would go to the City and 90% to Latent Design.</p> <p>The proposed agreement would require Latent Design to “activate” plazas across the 5 planning districts on a relatively equal basis. But the agreement contains a preliminary list of 10 plazas to be activated in the first year of the program, with an alternative list that repeats 7 of the primary list and substitutes for 3 of them (see Exhibit 2, page 60 of the .pdf document available on line). (Note: both lists contain items for aldermen recently elected but not yet in office, and refer to aldermen as “alderpersons.”)</p>

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O2015-2627 (continued)				<p>Expansion of “Make Way for People Program”; new “People Plazas Program”; related license agreement with Latent Design Corporation (“Licensee”); Code §§ 2-102-030, 4-8-040, 10-8-335 and 10-28-064 (continued)</p> <p>In determining how to select a plaza for activation, Latent Design would have to develop a Community Engagement Plan. This would require: contact with the local alderman, identification of potential “community partners” (stakeholders such as neighbors, resident associations, business associations, individual businesses, etc.). Key steps in the Community Engagement Plan would be: a letter of support from the local alderman and an explanation of how the community partners would be included in the activation; development of process for assessing and documenting the outcomes of Community Engagement efforts; solicitation and review of community feedback; and approval of the City’s Project Manager (an identified employee of CDOT) and approval of all the identified Community Partners.</p> <p>Each People Plaza would require an annual Activation Plan. An annual plan would have to address some of the input received from the community partners, and would have to identify activities proposed for the plaza. The plan would have to explain “how the activations will primarily support local economic development, help create walkable and healthy communities, and cultivate culture.” The plan would have to address recommendations by the community partners and explain how the needs of the local community would be met by the proposed uses of the plaza. Plaza activities could include outdoor special events and farmers’ markets, both in coordination with the City’s Department of Cultural Affairs and Special Events (“DCASE”) and in compliance with any relevant DCASE regulations. All activities (called “Activation Services” would require City approval.</p>

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O2015-2627 (continued)				<p>Expansion of "Make Way for People Program"; new "People Plazas Program"; related license agreement with Latent Design Corporation ("Licensee"); Code §§ 2-102-030, 4-8-040, 10-8-335 and 10-28-064 (continued)</p> <p>Subcontracting would be targeted locally, with MBE and WBE participation goals of 25% and 5%, respectively. Any improvements made to a Plaza would become property of the City at the conclusion of the agreement.</p> <p>Latent Design would be responsible for insuring/indemnifying the City against claims due arising from the program. The agreement contains requirements for preservation of documents and audits.</p>
O2015-2700	Ald. Moreno (1)	1	License and Consumer Protection	<p>Residential permit parking; 1st Ward; § 9-64-090(h). This code amendment is identical to a previous amendment summarized in the January 21 Summary of Introduced Matters. Originally assigned to the Committee on Pedestrian and Traffic Safety, it was re-referred to Committee on License and Consumer Protection. Below is the summary of O2015-129, which is unchanged from O2015-2700 except for the committee assignment.</p> <p>The original residential parking permit pilot program allowed qualified non-profit organizations to purchase up to 30 on-day residential parking permits for up to five employees per month to park on a residential zoned street. A participating organization was required to present evidence including, but not limited to, a letter signed by the alderman of the ward where the organization is located, confirming that the organization is compliant, to be approved by the city clerk. The employees could use the permits only during the course of their employment. The original pilot program included several, but not all wards, and expired December 31, 2012. This ordinance would revive the program for the remainder of 2105, in the 1st Ward only.</p>

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O2015-2649	Ald. Colon (35)	35	License and Consumer Protection	Private booting of motor vehicles; Code § 4-6-230; 35th Ward. This ordinance would add the 35th Ward to the list of wards in which it is permissible to boot a car on private property. The ordinance would not make any other changes in this program.
O2015-2668	Ald. Graham (29)	29	Transportation and Public Way	Private booting of motor vehicles; Code § 4-6-230; 29th Ward. This ordinance would add the 29 th Ward to the list of wards in which it is permissible to boot a car on private property. The ordinance would not make any other changes in this program.
O2015-2679	Ald. Moreno (1)	All	License and Consumer Protection	Private booting of motor vehicles; Code § 4-6-230. This ordinance would amend the section regarding prohibited acts under § 4-6-230: Booting of Motor Vehicles. A change to subsection (f)(3) would remove the requirement that warning signs be posted "in a conspicuous location" at the boot-eligible premises, and in place of that phrase require signs "at every entrance and exit of the parking areas," in clear view and unobstructed. The second change to the section would add a new subsection (g)(3) to prohibit booting the subject vehicle if it has been illegally parked for less than 10 minutes. Under this provision, cause for booting a car must be proven with at least two time-stamped photographs clearly showing the parking space, the parked vehicle, and the license plate. Subsequent existing subsections would be renumbered without change in content.
O2015-2681	Ald. Mitts (37)	All	Zoning, Landmarks and Building Standards	Zoning; Class V recycling facilities; processed raw materials; Code § 17-6-0403-F. This ordinance would permit storage of processed raw materials from recycling activities performed at a Class V facility, located within 500 feet of the storage site. A Class V facility is a recycling facility for the collection of Type D recyclable materials only, and manual sorting and temporary storage only of Type D recyclable material is permitted at a Class V facility. Type D recycling

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O2015-2681 <i>(continued)</i>				<p>Zoning; Class V recycling facilities; processed raw materials; Code § 17-6-0403-F <i>(continued)</i></p> <p>material includes construction and demolition debris that does not contain lead, asbestos, or any other hazardous material in a way to render recycling of material illegal, and has been rendered reusable and is reused.</p>
Part 2: Non-codified Ordinances				
O2015-2687 <i>Note: this item is related to R2015-256, summarized below.</i>	Mayor	All	Finance	<p>Establishment of "Reparations for Burge Torture Victims Fund." Jon Burge was commander of detectives in CPD Area 2 (Pullman) and Area 3 (Brighton Park). Allegations of torture and physical abuse of suspects by detectives under his command (and with his participation) have been persistent and numerous for decades. Burge was convicted of perjury for denying the allegations of his participation in and knowledge of the torture and abuse. The City has already paid millions of dollars in settlement of claims brought by victims of these practices. This ordinance calls for establishment of a fund of up to \$5,500,000 to compensate persons with a credible claim of torture or physical abuse by Burge or officers under his command at Area 2 or Area 3 headquarters between May 1, 1972 (date of appointment at that area), and November 30, 1991 (date of Burge's removal from command). Per capita awards would be set at \$100,000; if a claimant has already received some compensation, any payment from the reparations fund would be reduced to the extent of the prior payment so that total payment would not exceed \$100,000. If all credible claims total more than \$5,500,000, all claims would be reduced pro rata.</p> <p>The ordinance would authorize a review of claims by the City and the Chicago Torture Justice Memorial organization ("CTMJ") to determine whether the claims are credible. The City would post a claim form on a City website within 30 days after the effective date of the ordinance; claims would have to be filed on that form within 60 days thereafter. If the City and CTJM disagree on the</p>

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				<p>credibility of a claim, the matter would be referred to arbitration. Heirs of a deceased victim would not be eligible for reparations. A claimant's guilt or innocence of any crime, and the extent of any torture or abuse, will not be considered. Payment would be contingent on a claimant's signing a waiver of any future claims. Any money remaining in the fund after completion of the claim process would revert to City Fund 100 – Corporate.</p> <p>The initial source of the reparations fund is not identified; reversion of the balance to the Corporate fund indicates the most likely source.</p>
O2015-2629	Mayor	All	Budget and Government Operations	<p>2015 Annual Appropriation Ordinance amendment; Fund No. 925 (grants); Department of Public Health. This amendment would change the funding for the Department of Public Health's Bioterrorism Preparedness program from \$2,696,000 to \$2,911,000, an increase of \$215,000. The grant reflects an additional grant from the United States Department of Health and Human Services, Centers for Disease Control and Prevention. The additional monies will be used to conduct Ebola preparedness planning and readiness activities for hospitals and healthcare system partners.</p>
O2015-2628	Mayor	All	Budget and Government Operations	<p>Year XLI Community Development Block Grant ("CDBG") Ordinance; reduction of current grant; salvage of funds from prior grant years. The United States Department of Housing and Urban Development has reduced the Year XLI (41) CDBG by \$337,346. This ordinance would amend the current CDBG ordinance to reflect the reduction, and would also increase the salvage of prior years by an amount equal to the reduction. The net CDBG funding available thus would not change, and there would be no need to amend any appropriation items.</p>

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O2015-3212	Mayor	4	Budget and Government Operations	<p>International Association of Chiefs of Police (“IACP”); McCormick Place; Metropolitan Pier and Exposition Authority (“MPEA”); rotary wing aircraft (helicopters). IACP will hold its Annual Conference in Chicago October 24-27, 2015. The event, to be held at McCormick Place West, will include various exhibitors promoting their goods and services. Among exhibitors now listed are two manufacturers of helicopters: Airbus and Bell.</p> <p>This ordinance would allow the Superintendent of Police and the Commissioner of Aviation to issue rules for “the landing or taking off” (<i>sic</i>) of helicopters by or on behalf of exhibitors at the conference. The following conditions would apply: operators of the aircraft would be required to comply with state and federal regulations; landings and takeoffs would have to occur on property of the McCormick Place complex, which is owned by MPEA; no takeoff or landing could occur earlier than 10 days before the start of the conference, or later than 10 days after the conference; no aircraft would be allowed to take off or land more than once. Any person violating the joint rules would be subject to a fine of \$1,000 to \$5,000.</p>
O2015-3240	Mayor	28	Housing and Real Estate	<p>Repeal of ordinance authorizing land sale; 216-218 South Kilbourn, 4500-4506 West Jackson Boulevard. In 1993 the City Council passed an ordinance authorizing the sale of properties at the above addresses to Nubian Achievement Academy Organization. Twenty-two years later, the organization has made no contact with the City to close the deal; no deed has been issued and none recorded. The property remains in the City’s inventory. This ordinance would repeal the 1993 ordinance authorizing the sale, and authorize the Department of Planning and Development to start the process of advertising the property for sale. (A review of the Illinois Secretary of State records indicates that a not-for-profit corporation named “Nubian Achievement Academy” was involuntarily dissolved effective January 2, 1998)</p>

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O2015-3473	Reilly	42	Pedestrian and Traffic Safety	Amendment of mobile food stand location(s) in 42nd Ward. There is currently a mobile food stand at 729-829 North Larrabee Street. The proposed amendment would change that location to 729-799 North Larrabee Street, thus removing any part of the stand north of Chicago Avenue. The stand would be allowed to operate on all days and at all times except 2 am to 5 am.
				Part 3: Transactional Ordinances
				3.a Intergovernmental Agreements
O2015-2674	Mayor	4	Housing and Real Estate	Intergovernmental Agreement; Chicago Housing Authority (CHA); 3520 S Cottage Grove Avenue. This ordinance would authorize the commissioner of the Department of Planning and Development to negotiate an intergovernmental agreement between the City and CHA to participate in the construction and completion of an approximately 30,000 square foot multi-use community recreation center for the benefit of the general public (the "Facility") to be located at 3520 South Cottage Grove Avenue. The City entered into a 99 year term Ground Lease with Quad Communities Arts Recreation and Health Center LLC ("Quad LLC") dated February 11, 2014. The Facility is to be used for the recreational benefit of the general public. The Facility will provide a Class A arts and recreation center to serve the south side communities of Kenwood, Oakland, Douglas and Grand Boulevard, including the former Madden/Wells/Darrow CHA development currently known as Oakwood Shores. The Facility will include a gymnasium with one basketball court, flexible or multi-use areas, educational and community spaces, a fitness center, an indoor pool, locker rooms, restrooms, and meeting hall or gallery. The facility will also provide high quality arts and recreational programs for youth, adults, seniors, and families, quality after-school and summer programs for youth, and will serve as a community anchor that will improve quality of life and assist in facilitating other development through stabilization of the neighborhood.

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O2015-2674 <i>(continued)</i>				<p>Intergovernmental Agreement; Chicago Housing Authority (CHA); 3520 S Cottage Grove Avenue <i>(continued)</i></p> <p>The CHA intends to provide a loan in the amount of Eight Million (\$8,000,000) for the construction of an arts and recreation center to be known as the Quad Communities Arts and Recreation Center (QCARC). Upon completion of the project Quad LLC will sublease the Facility to the Chicago Park District to operate the facility.</p> <p>The CHA's \$8,000,000 loan will originate from HUD dollars and therefore, HUD demands that CHA residents be given guaranteed access and preference to certain programs. These guarantees for the CHA shall remain in effect for 30 years from the commencement of the programs offered by the Park District and will be included in the sublease between Quad LLC and the Park District. No City funding will be used for this project. However, in order to receive the funding from HUD, the preference provisions require the City, as owner of the site, to sign off on the agreement.</p>
O2015-2656	Mayor	39, 33, 40	Budget and Government Operations	<p>Intergovernmental Agreement; Metropolitan Water Reclamation District ("MWRD"); Albany Park Storm Tunnel. This ordinance would authorize the Commissioner of the City's Department of Transportation ("CDOT") to execute the Intergovernmental Agreement between the City and MWRD regarding the construction of a stormwater tunnel designed to relieve the Albany Park neighborhood of periodic severe flooding.</p> <p>On October 6, 2009, the City and the MWRD entered into an intergovernmental agreement ("Stormwater IGA") regarding stormwater management within the corporate limits of the City. Pursuant to the Stormwater IGA, the MWRD and City agreed to work together on identifying and prioritizing stormwater management problems within Chicago city limits.</p>

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O2015-2656 (continued)				<p>Intergovernmental Agreement; Metropolitan Water Reclamation District ("MWRD"); Albany Park Storm Tunnel (continued)</p> <p>The North Branch of the Chicago River (the "NBCR") bisects the Albany Park neighborhood on its way to flowing into the Chicago River and a low-lying area near the NBCR is prone to flooding. During a major rainfall on September 13 and 14, 2008, the NBCR overtopped its banks and caused significant flooding in the Albany Park neighborhood. CDOT responded by placing sandbags along the shore as a temporary measure against flooding, but has recommended that a diversion tunnel be constructed 100 feet below grade (roughly following the right of way of Foster Avenue), to take the excess waters during a potential flood and divert them directly into the Chicago River below the spillway at the river's connection to the North Shore Channel, thereby bypassing the Albany Park neighborhood and reducing the potential for flooding (the "Diversion Tunnel"). The City and the District shared the cost of an engineering study performed by MWH Americas, Inc. ("MWH") regarding the feasibility of building a diversion tunnel in soft ground, and shared the cost of a design by MWH for a diversion tunnel in Albany Park based upon that study.</p> <p>On August 29, 2013, the MWRD's Board of Commissioners authorized the District to negotiate and enter into intergovernmental agreements with the City for the design and construction of the Diversion Tunnel. The Board further authorized the MWRD to contribute up to \$25,920,000 for the design and the construction of the diversion tunnel. Subject to the terms and conditions of an intergovernmental agreement between the City and MWRD for the design, dated March 4, 2014 (the "Design IGA"), the District contributed \$1,169,597 for the design. The City plans to construct the Diversion Tunnel pursuant to the Design (the "Project"). The MWRD intends to contribute up to \$24,750,403 for the construction of the Diversion Tunnel.</p>

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O2015-2656 (continued)				<p>Intergovernmental Agreement; Metropolitan Water Reclamation District ("MWRD"); Albany Park Storm Tunnel (continued)</p> <p>On April 9, 2015, the MWRD's Board of Commissioners authorized the District to grant and issue to the City such easements and similar interests in property owned by the MWRD as are reasonably requested by the City for the construction, use and maintenance of the Project.</p> <p>The City would construct the Project; construction contract bid documents will use City templates regarding general contracting language, including MBE/WBE and insurance. The District may ask to review all bids and advise on contract award. The District would have the right to review all submittals and monthly progress invoices and would be named as "additional insured" against claims under the construction contractor's insurance policy.</p> <p>The City would own all of the improvements constructed for the Project pursuant to the IGA, including the Diversion Tunnel, except for certain park-related improvements. No MWRD funds would be used for park related improvements. The City would pay for park improvements and, upon completion, turn them over to the Park District. The City would be responsible for operations and maintenance of the Diversion Tunnel and the MWRD would reimburse the City up to \$24,750,403 for the construction of the project. The City will be solely responsible for change orders, overruns or any other increases in cost of the Project.</p> <p>The MWRD would disburse funds in 4 installments, each being 25% of the maximum reimbursement amount, receipt of invoices for 25%, 50%, 75% and 100% completion of construction (the last also being subject to final inspection by the MWRD to confirm completion). The City would return all funds provided by the MWRD if the Project is not completed within two years of award of the</p>

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O2015-2656 <i>(continued)</i>				<p>Intergovernmental Agreement; Metropolitan Water Reclamation District ("MWRD"); Albany Park Storm Tunnel <i>(continued)</i></p> <p>construction contract unless the MWRD approves an extension. The City would return any unused funds to the MWRD within 60 days.</p> <p>The City, at its sole cost and expense, would be responsible for operation and maintenance of the Project for the entire duration of this Agreement. If the City fails to maintain the project the MWRD could issue proper notice, perform the work and request reimbursement from the City.</p>
O2015-2652	Mayor	28	Finance	<p>Intergovernmental Agreement; Amendments to the Modern Schools Across Chicago Program; Faraday School, 3250 W. Monroe Street; Ericson School, 3600 W. 5th Avenue; Jensen School, 3030 W. Harrison Street; Prosser Career Academy project surplus. This ordinance would authorize the Chief Financial Officer ("CFO") to execute the Phase 1 Amendment and Phase 2 Amendment to the original funding agreements between the City and the Chicago Board of Education to shift project surpluses for the Modern Schools Across Chicago Program.</p> <p><u>Amendment to Intergovernmental Agreement regarding Phase 1 of the Modern Schools Across Chicago Program:</u></p> <p>In 2006, the City Council authorized Issuance of bonds for the Modern Schools Across Chicago Program. Upon completion of the Collins project, a surplus of \$6,352,539.03 remains. This ordinance would amend the original agreement to reallocate excess City funds in the amount not to exceed \$1,275,000 from the Collins Project as follows:</p> <ol style="list-style-type: none"> 1. Not to exceed \$650,000 would be reallocated to the Faraday Project This project will provide upgraded Science, Technology,

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Clerk's #	Sponsor(s)	Ward(s) Affected	Assigned to Committee on	Topic(s); Key Word(s); Code §; Summary
O2015-2652 (continued)				<p>Intergovernmental Agreement; Amendments to the Modern Schools Across Chicago Program; Faraday School, 3250 W. Monroe Street; Ericson School, 3600 W. 5th Avenue; Jensen School, 3030 W. Harrison Street; Prosser Career Academy project surplus (continued)</p> <p>Engineering and Math (STEM) facilities at Faraday Elementary School. The actual project includes one new engineering lab, one new media classroom, one new level III science classroom, and renovation of two existing computer classrooms.</p> <ol style="list-style-type: none"> 2. Not to exceed \$225,000 would be reallocated to the Ericson Project. This project is for the planning, design, and construction of a new play lot for ages 5-12, and upgrades to the age 3-5 play lot. Improvements also include minor traffic reconfiguration, dumpster relocation, and ADA improvements. The play lots will be available for use by the community at large. 3. Not to exceed \$400,000 would be reallocated to the Jensen Project. This project is for the planning, design, and construction of a new age 5-12 play lots, and upgrades to the age 3-5 play lot. Improvements also include minor traffic reconfiguration, dumpster relocation, and ADA improvements. The play lots will be available for use by the community at large. <p><u>Amendment to Intergovernmental Agreement regarding Phase 2 of the Modern Schools Across Chicago Program:</u></p> <p>In 2010, the City Council authorized the issuance of bonds for the Modern Schools Across Chicago Program. Upon completion of the Prieto project (construction of the new Dr. Jorge Prieto Math and Science Academy) a surplus of \$2,827,841.78 remains. This ordinance would amend the original agreement to reallocate an amount not to exceed \$978,601.93 of the Prieto surplus to the</p>

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O2015-2652 <i>(continued)</i>				<p>Intergovernmental Agreement; Amendments to the Modern Schools Across Chicago Program; Faraday School, 3250 W. Monroe Street; Ericson School, 3600 W. 5th Avenue; Jensen School, 3030 W. Harrison Street; Prosser Career Academy project surplus <i>(continued)</i></p> <p>Prosser Project. The Prosser Project involved making roof infrastructure repairs to the main building at Prosser Career Academy.</p>
O2015-2630	Mayor	25	Finance	<p>Intergovernmental Agreement; Chicago Board of Education; John Greenleaf Whittier Elementary School; 1900 West 23rd Street; TIF financing; Pilsen TIF Redevelopment Area. This ordinance would authorize the Commissioner of the Department of Planning and Development to execute an agreement between the City and the Chicago Board of Education ("Board") to use TIF funds from the Pilsen Redevelopment Area, in an amount not to exceed \$2,887,000, to reimburse the Board for a portion of the costs of the TIF – eligible improvements at John Greenleaf Whittier Elementary School.</p> <p>The Public Building Commission ("PBC") owns in trust for the Board property located at 1900 West 23rd Street in Chicago. The Board wishes to make significant infrastructure improvements to the main building and athletic fields at Whittier Elementary School. Specifically, the school would receive a new library space, ADA drinking fountains, doors, security cameras, science classrooms, a computer room, lunch room, warming kitchen modifications, parent room, lockers, and a unisex toilet. Exterior improvements would include parking lot improvements, fencing, a double lot play lot including basketball courts, a new playground, artificial turf field, and drainage improvements.</p> <p>The current estimate of the cost of the Project is approximately \$3,805,000. The City and the Board agree that the City will contribute an amount not to exceed \$2,887,000 and any costs of completing the Project over the City Funds</p>

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O2015-2630 (continued)				<p>Intergovernmental Agreement; Chicago Board of Education; John Greenleaf Whittier Elementary School; 1900 West 23rd Street; TIF financing; Pilsen TIF Redevelopment Area (continued)</p> <p>shall be the sole responsibility of the Board. The Term of the Agreement shall commence on the date of its execution and shall expire on the date on which the Pilsen Redevelopment Area is no longer in effect through December 31, 2022.</p>
3.b Real Estate Transactions – Acquisitions, Leases, Easements and Miscellaneous				
O2015-2808	Mayor	11	Housing and Real Estate	<p>Sale and redevelopment of City-owned property at 4001-4059 S. Halsted Street to 41 Venture LLC; Stockyards Annex TIF area. This ordinance would authorize the sale of city-owned property to 41 Venture LLC, for its appraised fair market value of \$692,000. The ordinance also a redevelopment agreement. The property is located in the Stockyards Annex TIF area, and the project is consistent with the TIF Redevelopment Plan. No TIF funds would be used in the transaction.</p> <p>The developer proposes to develop a 40,000 square foot industrial facility, parking and landscaping, designed to accommodate up to two tenants. The construction will be tilt-up, pre-fab concrete panels, engineered steel or insulated panels, minimum 24' ceilings, 6 exterior docks, 2 drive-in doors, parking for 34 cars and a 10,000 square foot detention pond.</p> <p>Public notice of intent to sell was posted on February 16 and 23 and March 2, 2015, no alternative bids were received. The development is located in the Stockyards Annex Tax Increment Financing Redevelopment Project Area.</p>

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O2015-2808 <i>(continued)</i>				<p>Sale and redevelopment of City-owned property at 4001-4059 S. Halsted Street to 41 Venture LLC; Stockyards Annex TIF area <i>(continued)</i></p> <p>The transaction is set in two stages: first, the closing on the redevelopment agreement, in order to allow the developer to shop for financing and to recruit tenants; second, the actual transfer of title to the property.</p> <p>The closing of the redevelopment agreement is contingent upon the developer complying with certain obligations set forth in the agreement itself: proof of legal organization, due diligence and other actions to show developer's readiness and freedom from potential claims of third parties. These conditions would have to be met within 45 days after passage and publication of the ordinance.</p> <p>The developer would be required to apply for and obtain all building permits, zoning approval, and other approvals, necessary to construct the project prior to the property closing date, unless the Department of Planning and Development (DPD) agrees to waive this requirement. The developer must also prove intent to lease at least 20,000 square feet of the development. At least 14 days prior to the project closing date, the developer must submit to DPD for approval both a final budget for the project and proof of financing.</p> <p>The developer would have 90 days following the closing of the redevelopment agreement to perform due diligence (proof that no third parties could claim any right to the property); DPD could extend this period up to 30 days. Construction of the project would have to begin no later than 12 months after closing on the property, and the project would have to be completed within 6 months after commencement. The developer could be granted an additional 6 months to commence construction of the project if the developer can demonstrate diligently pursuing permits or tenants for the building.</p>

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O2015-2694	Mayor	27	Housing and Real Estate	<p>Sale and redevelopment of City-owned property at 100 S. Racine Avenue to Chicago Children's Theater; Central West TIF Area. The subject property is a former police station and surface parking lot, located in the Central West Tax Increment Financing Redevelopment Project Area. No TIF funds are offered in the ordinance or attached redevelopment agreement; the project is consistent with the TIF Redevelopment Plan.</p> <p>The property is to be developed into a 149-seat studio theater, classrooms, administrative offices and restrooms, and a 299-seat theater, support spaces and 20 spaces of underground parking. The appraised fair market value for the property is \$2,320,000; this ordinance would allow sale for the token amount of \$1.00. Public notice of intent to sell was posted on October 18 and 19 and November 17, 2014; no alternative proposals were received.</p> <p>The total budget for the project is estimated to be \$15,000,000, equally divided between Phase I (studio theater, classrooms and administration) and Phase II (performance theater and parking). No later than 14 days prior to closing, the developer would be required to provide a final budget for both phases of the project, and evidence of funds adequate to construct both phases of the project. Proof of funding must be demonstrated by proving that at least 80% of funding has been received prior to construction, at no more than 15% of the 80% may be comprised of written pledges. The ordinance makes mention of inclusion of at least one or more DCEO (Illinois Department of Commerce and Economic Opportunity) grants relating to the project in the aggregate amount of \$4,500,000. The developer must secure all permits and other approvals prior to closing.</p> <p>Phase I is to start no later than May 31, 2016, and is to be completed no later than 24 months after the commencement date of construction. Phase II must</p>

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O2015-2694 (continued)				<p>Sale and redevelopment of City-owned property at 100 S. Racine Avenue to Chicago Children's Theater; Central West TIF Area (continued)</p> <p>begin no later than 18 months following the date of completion of Phase I, and must be completed no later than June 30, 2021.</p> <p>The property is to be used only for the purposes of a not-for-profit performing or other arts center, administration, fundraising, classroom, theaters, design and scene shops, and theater concessions. Following the partial completion of the project (completion of Phase I), the developer can offer to provide theatrical education programming in partnership with the Chicago Public Schools for educational purposes. If CPS does not wish to participate in programming, the developer may seek other partners and participants.</p> <p>One year after the completion of Phase I of the project, as well as one year after the completion of Phase II, and every year thereafter, the developer must submit to the City a report including the dates which performances and classes were held, as well as the financial statements for the preceding calendar year and documentation evidencing the payment of real estate taxes. Twenty years and one day after the completion of Phase II, the property may be transferred to another entity without the City's consent.</p>
O2015-2672	Mayor	39	Housing and Real Estate	<p>Lease renewal; Chicago Public Library; 4400 W. Lawrence Avenue; John Rentas, landlord. The City of Chicago has occupied the subject property since 1995, and has used it as the Mayfair Branch Library. The most recent lease expired in April, 2014, and the City has rented on a month to month basis. The proposed lease would run from the date of signing through December 31, 2021. The monthly rent would be \$11,566 for the balance of 2015, and would increase by 2.5% on January 1 of each year for the balance of the lease term. The City would be responsible for payment of all utilities, including gas,</p>

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O2015-2672 (continued)				<p>Lease renewal; Chicago Public Library; 4400 W. Lawrence Avenue; John Rentas, landlord (continued)</p> <p>electricity, telephone and other communications. The landlord would be responsible for payment of all taxes, duties, assessments, water and sewer charges, and other levies.</p>
O2015-2673	Mayor	2	Housing and Real Estate	<p>Easement agreement with WPA 2, LLC ("Owner"); sewer installation; 1515 W. Haddon Avenue. Currently a 9-inch clay municipal storm sewer line, built in 1919, runs underneath the property at 1515 W. Haddon, from Haddon to the alley south of Haddon. The Owner is about to build a 41-unit, six-story apartment building on the property. Under the proposed easement agreement, the old sewer line would be replaced with a 12-inch ductile iron storm sewer during the new construction. The City and the Owner would divide equally the total cost of constructing the storm sewer; the total cost is not to exceed \$70,000.</p>

3.c Real Estate Transactions – Adjacent Neighbors Land Acquisition Program (ANLAP) Ordinances.

Each ordinance listed below would authorize sale of a vacant, city-owned lot to someone who resides on the adjacent property. If the transaction is approved the purchaser will be required to clean and landscape the subject property as a side yard within 6 months. For 10 years after taking title, the purchaser would not be allowed to sell the subject property or build on it, except to construct a garage to serve the purchaser's residence. Combining the properties may enhance the value of both, while relieving the City of the expenses of maintenance and restoring the vacant parcel to the tax rolls.

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<hr/>				
Real Estate Transactions – Adjacent Neighbors Land Acquisition Program (ANLAP) Ordinances <i>(continued)</i>				
The only ANLAP transaction ordinance introduced at this meeting is:				
O2015-2879	Mayor	10	Housing and Real Estate	City-owned vacant property address: 8735 S. Houston Ave Purchaser and purchaser's address: Jose and Rafael Basulto Appraised value: \$5,250 Sale Price: \$1,000
<hr/>				
3.e Real Estate Transactions: Other Sales of City-Owned property.				
These transactions are reported in the attached Exhibit 3.e.				
<hr/>				
3.f Other Transactions				
O2015-3403	Mayor	42/ All	Special Events, Cultural Affairs and Recreation	Millennium Park; Department of Cultural Affairs and Special Events ("DCASE"); food, beverage and catering concession; Lincoln Park Brewery d/b/a Goose Island Brewing Co. ("Goose Island"). This ordinance would grant a concession license to Goose Island to provide food, beverage and catering services within Millennium Park. The important items of the agreement are as follows: Concessionaire: Goose Island is an Illinois corporation in good standing. Services: Food and beverage preparation, sales and service; catering service. Locations: Concession pad and adjacent, fenced seating area just east of the Pritzker Pavilion, exclusive to Goose Island (<i>not</i> the main seating area in front of the stage); Commissioner of DCASE may designate other locations within Millennium Park, for up to 35 additional dates. DCASE may authorize private

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O2015-3403 (continued)				<p>Millennium Park; Department of Cultural Affairs and Special Events ("DCASE"); food, beverage and catering concession; Lincoln Park Brewery d/b/a Goose Island Brewing Co. ("Goose Island") (continued)</p> <p>events within fenced seating area; catering for such events would be exclusive to Goose Island.</p> <p>Term: The Millennium Park seasons (May-September) of 2015, 2016, 2017. If DCASE wants to have a concessionaire in place from October 2016 to April 2017, Goose Island would be allowed to match terms submitted by any other applicant and accepted by DCASE, and remain in place through April 2017 (extended season subject to City Council approval).</p> <p>Dates: For 2015, a total of 88 dates (see Exhibit I to agreement); dates may be altered, increased or diminished as determined by DCASE. No operation dates except as scheduled. Final list to be given to Goose Island at least 14 days before beginning of season (2015 season begins May 20).</p> <p>Hours of operation: Generally, 4:00 p.m. to 30 minutes of end of event, but never later than 9:45. Schedule may be altered to suit needs of DCASE to manage the park.</p> <p>Menu/pricing: Subject to DCASE approval.</p> <p>City to provide: tents at concession site, maintenance of tent walls, custodial services (trash removal), lighting and electrical power to concession area.</p> <p>Compensation to City: For 2015: 15 % of net revenues from food and beverage sales above \$400,000; For 2016 and 2017: 15% of net revenues from food and beverage sales above \$460,000, with a guaranteed minimum payment of \$100,000; All years: 5% of food and beverage sales at ticketed events presented in Millennium Park; Annual guaranteed minimum: \$90,000 for 2015, and \$100,000 for 2016 and 2017.</p>

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O2015-3403 (continued)				<p>Millennium Park; Department of Cultural Affairs and Special Events ("DCASE"); food, beverage and catering concession; Lincoln Park Brewery d/b/a Goose Island Brewing Co. ("Goose Island") (continued)</p> <p>"Net Revenues" are defined as the aggregate amount of all sales made, fees charged and services provided by Goose Island for cash, credit or otherwise, minus any amounts collected and paid out as sales tax, occupational tax, excise tax or other tax (except income taxes, gross receipts taxes or similar taxes).</p> <p>In addition, Goose Island would be required to provide free beverages for up to 200 people at each of 2 City-sponsored receptions at Millennium Park or the Chicago Cultural Center.</p> <p>Please note: The document package submitted to the City Council includes an Economic Disclosure statement (EDS) of Chicago Brewpubs, Inc., a corporation with the same officers and ownership as Goose Island but no identified role in the concession agreement. Although "Goose Island Brewing Company" is a legally assumed name of Lincoln Park Brewery, Inc., that fact is not acknowledged in the company's EDS on the line "Enter d/b/a if applicable." The ordaining clause of this ordinance ("it is ordained by the City Council of the City") deviates very slightly from the form required under Illinois law ("be it ordained by the City Council"); see 65 ILCS 5/1-2-2.</p>
O2015-2631	Mayor	24	Finance	<p>Restructured financing; housing development; New Kedzie West LLC; PrivateBank; TIF funding; Midwest Redevelopment Project TIF area; 706-817 and 905-925 South Kedzie Avenue; 3207 West Flournoy Street. In 2006 the City Council approved a redevelopment agreement whereby Kedzie West LLC, an Illinois limited liability company, was to construct and sell approximately 102 new units of mixed market rate and affordable housing at the above locations. The City agreed to provide TIF financing of up to \$3,000,000; part of</p>

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O2015-2631 (continued)				<p>Restructured financing; housing development; New Kedzie West LLC; PrivateBank; TIF funding; Midwest Redevelopment Project TIF area; 706-817 and 905-925 South Kedzie Avenue; 3207 West Flournoy Street (continued)</p> <p>the financing was in the form of a promissory note in the amount of \$1,750,000 payable out of Midwest TIF funds. PrivateBank provided other financing, and the developer pledged the City's TIF note as collateral for the bank financing.</p> <p>The developer encountered difficulties in completing the project on time and on budget. The redevelopment agreement was amended in 2007 and 2010, with City Council approval, to alter the schedule of the construction and other terms. Pursuant to the 2010 amendment, the City replaced the original TIF note with a New TIF Note payable to PrivateBank; the City also issued a Certificate of Completion for the project and made a payment of \$163,717 on the New TIF Note. The project's financial troubles were not over, however; on June 29, 2011, PrivateBank accepted a deed in lieu of foreclosure and took title to 22 unsold but completed market rate units and 7 vacant parcels that had been part of the redevelopment project. PrivateBank sold off the foreclosed properties in March, 2013. Closer review of the project indicated that the developer had actually completed about 80% of the project when the Certificate of Completion was issued. The City and PrivateBank have negotiated a resolution to the entire matter, whereby the bank would accept 80% of the New TIF Note obligation (\$2,800,000), minus the amount the City paid in 2010, resulting in a reduced City obligation of \$886,283; PrivateBank would cancel the New TIF Note upon the City's agreement to pay the reduced obligation. That payment would be made in a lump sum of \$572,827, followed by annual "pay as you go" payments spelled out in a the settlement agreement attached to the ordinance, to cover the remaining balance of \$313,456. "Pay as you go" payments would be due on April 1, and would be paid only out of TIF funds and only if the bank presented a demand letter no later than January</p>

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O2015-2631 <i>(continued)</i>				<p>Restructured financing; housing development; New Kedzie West LLC; PrivateBank; TIF funding; Midwest Redevelopment Project TIF area; 706-817 and 905-925 South Kedzie Avenue; 3207 West Flournoy Street <i>(continued)</i></p> <p>31 of that year; this portion of the City's obligation would expire on December 31, 2024.</p> <p>The "pay as you go agreement" does not specify any annual amount, or whether the amounts need be substantially equal, or any interest rate. It is possible that this is a principal-only transaction, and that the demand, if made, would be based on the amount of TIF funds available at the time of demand.</p>

Part 4. Non-Ceremonial Resolutions

R2015-256	Mayor	All	Finance	<p>Call for reparations for persons tortured and abused by former Police Commander John Burge. This resolution recites the sad history of Burge's abuses, and responds as follows: by condemning the acts of torture and abuse as evil and reprehensible; apologizing to the victims; expressing regrets to the victims' families for the consequential harm they may have suffered; committing to prevent any recurrence by remembering the Burge episode; and reaffirming a commitment to right the wrongs of the past.</p> <p>The means of fulfilling these commitments is hinted at in the preamble to the resolution: the sixth "Whereas" paragraph states the City's desire to extend certain benefits to the victims and their families: free tuition at City Colleges; free access to City Colleges job training and certification programs; specialized counseling services at a convenient South Side location (Burge's commands were located on the South Side); job placement programs with the City and its sister agencies; prioritized access to such City-offered support services as workplace re-entry support, job training and placement, food, housing</p>
O2015-2687				<p><i>Note: this item is related to O2015-2687, summarized above.</i></p>

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R2015-256 O2015-2687 (continued) <i>Note: this item is related to O2015-2687, summarized above.</i>				Call for reparations for persons tortured and abused by former Police Commander John Burge (continued) transportation, one-on-one case management at Community Re-Entry Support Centers and Community Service Centers, access to senior care services and resources of the Department of Family and Support Services, health services and small business assistance offered by the City. The following "Whereas" paragraph states the City's intention to work with the Chicago Torture Justice Memorials (an advocacy group for Burge's victims) to establish a permanent memorial to the victims, and that the Chicago Public Schools will incorporate a lesson on the Burge case and its legacy into the U.S. history curriculum for grades 8 and 10.
R2015-252	Mayor	All	Workforce Development and Audit	Opposition to Governor's proposal for so-called "right to work" zones. This resolution recites Governor Rauner's recent advocacy on issues relating to working people: support for local referendum questions to permit "right to work" zones (no mandatory payment by non-union members of fair share of collective bargaining representation); local rejection of prevailing wage rates in public contracts; changes in workers' compensation laws; elimination of project labor agreements. The resolution goes on to recite that the Illinois Attorney General has issued opinions that local right to work zones and local rejection of prevailing wage laws would be illegal; it also states that the governor's proposals would weaken labor organizations and threaten the standard of living of many working families and create dangerous work places. The resolution states the City's opposition to the governor's proposals and calls for hearings on their impact.
R2015-257	Ald. Burns (4) and 7 others	All	Housing and Real Estate	Internal Revenue Code; mortgage interest benefits; "United for Homes" campaign; improved benefits for middle class. This resolution calls on the City Council to support the United for Homes Campaign to amend the Internal

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R2015-257 (continued)				<p>Internal Revenue Code; mortgage interest benefits; "United for Homes" campaign; improved benefits for middle class (continued)</p> <p>Revenue Code to convert the mortgage interest deduction from income (for taxpayers who itemize deductions) to a 15% non-refundable tax credit (reduction of tax due). The campaign also seeks to reduce the eligible mortgage amount from the current \$1,000,000 to \$500,000. In this way, according to the resolution and United for Homes (a membership organization made up of individuals and advocacy organizations), more middle class families would benefit from residential mortgages. The change would also free up an estimated \$197 billion in federal resources over 10 years. The United For Homes Campaign seeks to allocate a major portion of that amount to the National Housing Trust Fund, which provides funding (through state agencies) for affordable rental housing for moderate- and low-income families.</p>
O2015-254	Ald. Burke (14) and Moore (49)	All	Finance	<p>Illinois House Bill 0263; reduction of free days for Illinois Museums; call for opposition. If passed, this resolution would urge House Speaker J. Michael Madigan, Senate President John J. Cullerton, the Illinois General Assembly and Governor Bruce Rauner to oppose HB0263 and any reduction in the number of mandated free days at Chicago's museums. Currently, state law requires Chicago's museums to be open to Illinois residents without charge for a period equivalent to 52 days, at least 6 of which must be during the period from June through August. This resolution will reduce the number of free days from 52 per year to 26.</p>
O2015-253	Ald. Laurino (39)	All	Committee on Public Safety	<p>Call for hearing on the process of responding and handling complaints of gas disorder and process of inspection of gas lines. In light of the recent gas explosion that occurred in New York City in March of 2015, this resolution would call on appropriate departments to provide an explanation of the process of responding to and handling complaints of gas odors, an explanation</p>

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O2015-253 (continued)				<p>Call for hearing on the process of responding and handling complaints of gas disorder and process of inspection of gas lines (continued)</p> <p>of the process of inspection, and how potentially dangerous situations are handled or managed after the discovery of faulty gas lines or buildings in violation of gas safety requirements.</p>
<i>End of Summary</i>		<i>End of Summary</i>		<i>End of Summary – Real Estate Exhibit Follows</i>

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O2015-2849 <i>(continued)</i>				<ul style="list-style-type: none"> Property is to be improved with a two-story, two-unit residential building in need of substantial report and is qualified to be included in the PCT program 	
O2015-2830	3	4232 S. Wentworth Ave.	Issak Sughayar, 7520 W. Ishnala Dr., Palos Heights, IL 60463	\$3,700/\$3,700	<ul style="list-style-type: none"> Public notice of intent to sell posted on February 6 and February 13, 2015; no alternative bids received To be improved with landscaped parking space within 12 months Located in 47h/Halsted Redevelopment Project Area
O2015-2767	3	3752 S. Wabash	Scott W. Kummer and Kyla R. Kummer, 3748 S. Wabash Ave., Unit 1	\$25,000/\$25,000	<ul style="list-style-type: none"> Public notice of intent to sell posted on February 20 and February 27, 2015; no alternative bids received To be improved with landscaped open space within 6 months Located in Bronzeville Redevelopment Project Area
O2015-2743	2	1433 W. Cortez St.	William Bettiga, Jr, 916 N. Wolcott Ave.	\$415,000/\$375,500	<ul style="list-style-type: none"> Public notice of intent to sell posted on July 17, 24, 31, 2015; other bids received were rejected by DPD as inadequate Public notice of intent to sell posted again on November 24, December 1 and 8, 2015, for the fair market value of \$415,000, with the higher of two bids submitted by purchaser for \$375,500, which is less than the fair market price but still acceptable Proposed use of property not specified

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of April 15, 2015

Note: This summary does not include local liquor moratoriums, routine traffic matters, zoning map changes, grants of privilege in the public way, waivers, refunds or routine SSA matters.

Clerk's #	Sponsor(s)	Ward(s) Affected	Assigned to Committee on	Topic(s); Key Word(s); Code §; Summary	
O2015-2728	20	1223 W. 49 th Pl.	Miguel Rico, 1225 W. 49 th Pl.	\$600/\$700	<ul style="list-style-type: none"> • Public notice of intent to sell posted on March 23 and March 30, 2015, no alternative bids received • Originally offered for sale under ANLAP, but department determined that fair market value of the property was less than the minimum ANLAP program bid of \$1,000, and therefore offered as negotiated property to be sold for fair market value • Adjacent neighbor at 1221 W. 49th Place, Gilberto Ruiz, was given an opportunity to purchase property, and submitted a bid • Higher of two bids was accepted • Property is to be improved with landscaped open space within 6 months
O2015-2721	27	100 S. California Ave. and 2809 W. Monroe Street	Jeremy Todd Productions, LLC. PO Box 480104, Niles, IL	\$2,500/\$2,500	<ul style="list-style-type: none"> • Located in Midwest Tax Increment Financing District • Public notice of intent to sell posted on February 27, 2015 and March 6, 2015, no alternative bids received • Property is to be improved with landscaped open space within 6 months and maintained as landscaped open space in perpetuity

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Class 6(b) Tax Incentives

Under the county's classification ordinance, when requirements are met, the subject property would be assessed at 10% of its market value for the first 10 years and any subsequent 10-year renewal period; if the incentive is not renewed, the assessment rate would rise to 15% of the market value in year 11, 20% in year 12 and 25% of market value thereafter.

Class 6 (b) tax incentives encourage industrial development, rehabilitation of existing industrial structures, and industrial reutilization of abandoned buildings, under the Cook County Real Property Classification ordinances. The intended use of the Subject Property must provide significant present and future employment, and the redevelopment and utilization will generate significant new revenues to the City.

Resolution Number	Ward	Property address	Purchaser/Owner Information	Information about property
R2015-255	27	2056 W. Walnut St.	2056 W. Walnut, LLC	<ul style="list-style-type: none"> • Chicagoland Beverage Company leases property • Intends to construct approximately 4,000 square foot industrial facility • Property is located within the Chicago West Empowerment Zone, Enterprise Zone Number 4, and the Kinzie Industrial Corridor Redevelopment Project Area