

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of May 18-20, 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
Part 1: Municipal Code Amendments				
O2015-4194	Mayor	All	Finance	<p>Statement of intent to issue General Obligation Bonds; Chief Financial Officer (CFO); authority to designate “dissemination agent”; Code § 2-32-031. This ordinance would announce the City’s intention to issue up to \$300,000,000 in general obligation bonds for the purposes listed below. Proceeds of the eventual sale of the announced bonds could also be used to reimburse the City for payments made for any of the listed purposes, as far back as 60 days prior to the date of passage and approval of this ordinance. The ordinance would also establish a mechanism for reporting of certain municipal financial information on an ongoing basis (not limited to the bonds announced in this ordinance); the desire for this system is explained in the last portion of the summary of this ordinance.</p> <p>Purposes of the bonds: Public right-of-way infrastructure improvements in the City’s neighborhoods (including street and alley construction and improvements, lighting improvements, sidewalk improvements and replacement, curb and gutter repair and replacement); infrastructure improvements intended to enhance economic development activity (including industrial street construction and improvements, streetscaping, median landscaping, demolition of hazardous, vacant or dilapidated buildings that threaten public safety and welfare, shoreline reconstruction, riverbank stabilization, railroad viaduct clearance, and residential and commercial infrastructure redevelopment); transportation improvements (for facilities located in the City, whether owned by the City or other governmental entities; including street resurfacing, bridge and freight tunnel rehabilitation, traffic signal modernization, installation of new traffic signals, intersection safety improvements and transit facility improvements); grants to not-for profit organizations or educational or cultural institutions, or for assistance to other (non-federal) units of government; acquisition of real estate as authorized by the City Council, whether improved or vacant, and the improvement, demolition or remediation of any such property; construction, equipping,</p>

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O2015-4194 <i>(continued)</i>				<p>Statement of intent to issue General Obligation Bonds; Chief Financial Officer (CFO); authority to designate “dissemination agent”; Code § 2-32-031 <i>(continued)</i></p> <p>altering and repairing of municipal facilities including police and fire stations, libraries, senior and health centers.</p> <p>“Disseminating agents” and continuing financial reporting. In 1994, the U.S. Securities and Exchange Commission (SEC) adopted a regulation to require the underwriters of municipal debt issues to obtain information on the financial condition of the issuing government and to include that information in the underwriter’s prospectus and other means of marketing the municipal debt. The regulation, still in effect, requires underwriters to obtain pledges from the issuing governments, to the effect that as financial conditions change (which may affect the resale value of the debt instruments) the issuers would update the information through the life of the debt instruments. These pledges are called “continuing disclosure agreements.” In the 21 years since the SEC rule was issued, the City has issued many varieties of debt instruments requiring “continuing disclosure.” This ordinance would allow the City’s CFO to select one or more “dissemination agents” who would collect, update and publish relevant financial information as needed to fulfill the continuing disclosure agreements.</p>
O2015-4216	Mayor	42	License and Consumer Protection	<p>Municipal Code Amendment; Chapters 4-60 and 8-4; Restrictions on sale and consumption of alcoholic liquor at Navy Pier. This ordinance would amend Code § 4-60-071 of the Municipal Code to permit people to carry open containers of alcoholic liquor, and to consume the liquor, throughout Navy Pier, if the liquor has been lawfully served to the person at a restaurant or tavern or outdoor mobile pushcart holding a valid Navy Pier liquor license. The open container of liquor would have to be in a disposable cup that clearly identifies the name of the establishment from which the liquor was obtained.</p>

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O2015-4216 <i>(continued)</i>				<p>Possession</p> <p>Municipal Code Amendment; Chapters 4-60 and 8-4; Restrictions on sale and consumption of alcoholic liquor at Navy Pier <i>(continued)</i></p> <p>and consumption of alcoholic liquor would remain prohibited in any Navy Pier parking garage or any other prohibited area designated as such by the Metropolitan Pier and Exposition Authority ("MPEA"). Such areas would be designated by signage and monitored for compliance. Violators would be fined not less than \$100 or more than \$500, or imprisoned for a period not to exceed six months, or both fined and jailed for each offense. § 8-4-030 would be amended by creating an exception allowing for drinking on the public way in outdoor cafes and allowing it pursuant to the new section § 4-60-071 explained above.</p>
O2015-4193	Mayor	All	Zoning, Landmarks and Building Standards	<p>Environmental regulation; recycling; urban farming; composting operations; amendment of Code Titles 7, 11 and 17. This ordinance would make extensive amendments to the Code to accommodate composting. The primary features of the ordinance are the establishment of a 2-tier regulatory scheme to govern garden composting and establishment of a new regulatory system for composting of urban farm waste.</p> <p>A Tier I garden composting site would be restricted to composting of landscape waste. A Tier I facility would not be allowed to keep more than 10 cubic yards of composting materials on site; the Commissioner of Streets and Sanitation could authorize a larger volume, in no event more than 25 cubic yards. A Tier II facility could mix limited organic waste (see next paragraph) into landscape waste for composting; limited organic material could not exceed 10% of the mix. A Tier II facility would be limited to 25 cubic yards of composting materials at any time. In both tiers, a composting facility could accept composting materials from off the composting site, but would be required to use the resulting compost only at the composting site. In neither tier would a</p>

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O2015-4193 <i>(continued)</i>				<p>composting facility be allowed to engage in commercial activity Environmental regulation; recycling; urban farming; composting operations; amendment of Code Titles 7, 11 and 17 <i>(continued)</i></p> <p>relating to acquisition of materials for composting, the actual composting process (no composting for hire), or the sale of compost. A facility meeting all the above conditions applicable to its tier would be exempt from permitting process set forth in chapter 11-4. Both would have to register with the city's online or other registration portal, or a third party registration portal approved by the commissioners by rule. Records of ownership and management would have to be kept on site.</p> <p>Amendments to chapter 7-28 ("Health Nuisances") would allow enforcement of the garden composting regulations by either the Commissioner of Health or the Commissioner of Streets and Sanitation. The currently used term "food waste" in § 7-28-710 ("Dumping prohibited") would be replaced by "food scrap" to deal separately with compostable food-based refuse. Food scrap would include packaging, utensils, and food containers composed of readily biodegradable material. In the definition of waste, landscape waste does not include soil other than incidental soil (soil already attached to something). A definition of "limited organic waste" would be added; this definition is written mostly in the negative, but appears to include eggshells, coffee grounds, and scrap of fruits and vegetables.</p> <p>This ordinance also would amend Article XX ("Recycling Facility Permits") of Chapter 11-4 by adding Urban Farm Accessory Composting as a recycling facility. A facility in this category would be allowed to compost livestock waste (waste from animals raised for food, fiber or labor; plus associated feed losses and livestock bedding). The composting operation would not be allowed to cover more than 2% of the urban farm site and no fee would be charged for the acceptance of materials to be composted at the facility. The compost products</p>

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O2015-4193 <i>(continued)</i>				<p>of an urban farm could be sold for use off site. The permit for an urban farm Environmental regulation; recycling; urban farming; composting operations; amendment of Code Titles 7, 11 and 17 <i>(continued)</i></p> <p>accessory composting facility would be \$3,000 for a 3-year period; but if operated by a not-for-profit, the fee would drop to \$300 for the 3 years.</p> <p>Composting at an urban farm accessory site would have to comply with Illinois Pollution Control Board regulations. Composting facilities must also maintain accurate records of organize waste received from off-site and the amount of compost sold by the facility.</p> <p>The ordinance would also restrict the location of urban farm accessory composting operations by requiring that the operations be no less than 150 feet from any R (residential) zoning district boundaries, or at the farthest distance (on the urban farm site) from all R zoning district boundaries, whichever is greater. This section would not apply to an urban farm accessory composting operation conducted within a completely enclosed building. An outdoor urban farm accessory composting operation that composts only landscape waste would be required to comply with the Illinois Environmental Protection Act, and the setback required must reflect the regulations of the Illinois Environmental Protection Act.</p> <p>The ordinance would also amend § 17-17-0103-F-1 ("Community Gardens") to allow the storage of plants or plant products other than for composting purposes.</p>
O2015-4223	Ald. Maldonado (26)		License and Consumer Protection	Mobile prepared food vendors (new category); licensing and operations; Code Chapters 4-5, 7-38, 7-40 and 7-42. This ordinance would create a new mobile food vendor license, designated "Mobile Prepared Food Vendor." This category would permit only the use of wheeled, non-motorized vehicles (e.g.

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O2015-4223				<p>pushcarts, handcarts, bicycles) and would permit only the sale of individual portions of food enclosed in a wrapper or container, coffee or other beverages Mobile prepared food vendors (new category); licensing and operations; Code Chapters 4-5, 7-38, 7-40 and 7-42 <i>(continued)</i></p> <p>in covered single-serve containers, and whole, uncooked fruits and vegetables. Beverages and processed foods would have to be manufactured, prepared or wrapped in a licensed food establishment. The license fee would be \$350.</p> <p>As currently drafted, the ordinance would not differentiate between non-motorized vehicles and vehicles in which food is heated or cooked: it would make the non-motorized prepared food vehicle subject to limitations on stored propane and would require enclosure on the top and on all sides; it would also require a licensed driver to operate the non-motorized vehicle, and that the vehicle bear commercial plates. In use of streets, the mobile prepared food vehicles would be subject to the same stopping and standing limitations as food trucks.</p>
O2015-4207	Ald. Mell (33)	All	Zoning, Landmarks and Building Standards	<p>Zoning; amusement arcades; Code §§ 17-3-0207 and 17-9-0102. An amusement arcade is defined in the Municipal Code as any place that offers 4 or more game devices that are activated by a coin, token or other form of payment (<i>see</i> § 4-6-120). Currently arcades are special uses in B3 (Community Shopping), C1 (Neighborhood Commercial), C2 (Motor-vehicle Related Commercial) and C3 (Manufacturing and Employment) districts.</p> <p>This ordinance would prohibit amusement arcades within B3 (Community Shopping) districts, and make arcades a use permitted by right in C1 (Neighborhood Commercial), C2 (Motor-vehicle Related Commercial) and C3 (Manufacturing and Employment) districts.</p> <p>Arcades currently operating lawfully in B3 districts would not be affected by the</p>

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				ordinance; such uses would be "grandfathered," i.e. permitted to continue in operation subject to licensing laws, building code compliance, etc.
O2015-4216	Ald. Reilly (42)	42	Transportation and Public Way	Municipal Code Amendment; § 7-38-117; relocation of mobile food vehicle stand; 800-829 N Larrabee Street. This ordinance would amend § 7-38-117 of the Municipal Code to delete a mobile food vehicle stand at 729-829 North Larrabee Street and add a new stand to be located at 800-829 North Larrabee Street (basically moving the existing stand to the other side of Chicago Avenue).
O2015-4229	Ald. Smith (43) and 22 others	All	Workforce Development and Audit	Inspector General ("IG"); appointment and qualifications; powers and duties; funding of Office of Inspector General ("OIG"); Legislative Inspector General ("LIG") Code chapter 2-156 (amended); chapter 2-155 (repealed). This ordinance is identical to O2015-1503, introduced March 18, 2015, which was deemed "fail to pass" by passage of the so-called "cut-off" resolution on May 20. This ordinance would eliminate the LIG and his office, and transfer to the OIG the LIG's current authority to investigate aldermen, City Council staff, aldermanic staff and City Council committee staff. It would also define the qualifications for a person to be appointed IG; establish a committee to screen possible candidates; set a funding level for the OIG; and define reporting mechanisms for the OIG. The main points of the ordinance are set out below. Selection committee: 5 members, 3 appointed by the Mayor and 2 appointed by the City Council. The committee would screen the qualifications of potential candidates. Qualifications (mandatory): (i) at least a bachelor's degree from an accredited college; and (ii) demonstrated knowledge, skills, abilities and experience in conducting audits, investigations, inspections and performance evaluations; and (iii) at least 5 years' experience in any of the following roles, individually or in combination: Inspector General; federal or state law enforcement officer;

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O2015-4229 (continued)				<p>federal or state court judge; licensed attorney with experience in the areas of</p> <p>Inspector General (“IG”); appointment and qualifications; powers and duties; funding of Office of Inspector General (“OIG”); Legislative Inspector General (“LIG”) Code chapter 2-156 (amended); chapter 2-155 (repealed) (continued)</p> <p>audit or investigation of fraud, mismanagement, waste corruption or abuse of power; senior level auditor or comptroller; or supervisor in the OIG or similar agency.</p> <p>Additional qualifications to achieve “very qualified” status: In addition to the previous list, either (i) experience in managing and completing complex investigations involving allegations of fraud, waste, abuse, illegal acts, theft, public corruption, deception or conspiracy; or (ii) an advanced degree in law, accounting public administration “or other relevant field.”</p> <p>Appointment mechanism: For reappointment of an incumbent IG, the Mayor would bypass the selection committee and submit the appointment directly to the City Council for approval; this requires 45 days’ advance notice to the City Council. Absent notice of intention to reappoint an incumbent, the selection committee would retain a national search firm to identify the 20 most qualified candidates. The selection committee, after screening the qualifications of the candidates, could recommend one or candidates to the Mayor; recommendation would require concurrence of at least 4 members. If the Mayor were to reject all the suggested candidates, the process would start over. The eventual appointment would be submitted to the City Council, which would hold the right of approval.</p> <p>Funding: Annual appropriation of 0.105% of the combined appropriation for all funds. The combined appropriations would first be adjusted downward by subtracting (i) all funds received from sister agencies for services by the Chicago OIG pursuant to intergovernmental agreement; and (ii) any increase in pension payment appropriations above 2014 levels.</p>

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O2015-4229 (continued)				<p>Scope of authority: Under this ordinance the OIG would have authority to investigate the conduct of every elected official, every appointed official and Inspector General (“IG”); appointment and qualifications; powers and duties; funding of Office of Inspector General (“OIG”); Legislative Inspector General (“LIG”) Code chapter 2-156 (amended); chapter 2-155 (repealed) (continued)</p> <p>every employee of the City, as well as the administration of any City program or operation. In doing this, the OIG would have authority to request information from any of the foregoing, as well as lobbyists, contractors, subcontractors, licensees, and applicants for certification of eligibility for any City contract or program. Subject matter of investigations would remain the same as currently: misconduct, inefficiency and waste.</p> <p>Investigations and complaints: Investigations could be opened in response to a complaint or on the IG’s own initiative, with one exception: an investigation of an alderman could be undertaken only pursuant to a written complaint that names the alderman, states the facts underlying the complaint, and is signed by the complainant. Any city officer or city employee could sign a complaint against an alderman. The identity of a complainant against an alderman would be confidential, released only as required by law.</p> <p>Reports after investigation: After completing an investigation, the OIG would report to the appropriate “ultimate jurisdictional authority.” With respect to an alleged violation of the City’s Ethics Ordinances (chapter 2-156), the ultimate jurisdictional authority would be the Board of Ethics. For matters affecting members of the city council, aldermanic or city council committee staff, or employees of the city council (Sergeant at Arms, Legislative Reference Bureau, Council Services Division), the authority would be the city council Committee on Committees, Rules and Ethics. For anything else, the ultimate jurisdictional authority would be the mayor and the head of the affected department or agency.</p> <p>Response to OIG recommendations: The chairman of the Committee on</p>

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O2015-4229 <i>(continued)</i>				<p>Committees, within 14 days after receiving a report and recommendations from the OIG, would forward the report and recommendations to the Inspector General ("IG"); appointment and qualifications; powers and duties; funding of Office of Inspector General ("OIG"); Legislative Inspector General ("LIG") Code chapter 2-156 (amended); chapter 2-155 (repealed) <i>(continued)</i></p> <p>appropriate person with authority to act on the recommendations, and would notify the IG. The person with authority to act would have 30 days to respond in writing to the IG (if that person is chairman of the Committee on Committees, Rules and Ethics, the time would be 60 days). If no action is taken in response to the IG's recommendations, or if the action taken differs from the recommendations, the response would have to include a description of the different action and an explanation of why the IG's recommendations were not followed. The period for response could be extended, once only, for 60 days.</p> <p>LIG pending investigations and LIG documents: All documents would go to the OIG; OIG would not be required to take LIG staff.</p> <p>Effective date: The LIG's obligations to turn over papers to the OIG would be in effect upon passage and approval; the remainder of the ordinance would take effect on (the impossible date of) April 1, 2015.</p>
O2015-4211	Ald. O'Connor (40) and 5 others	All	Workforce Development and Audit	<p>Procurement; Chicago Apprenticeship Earned Credit Program; Code chapter 2-92, new Title VII, §§ 2-92 800 through 2-92-830. This ordinance would establish a new program to provide incentives for contractors to use apprentices in construction, demolition, repair or substantial rehabilitation of any public property, if the bid price for the work is at least \$100,000 and the cost is to be paid with funds belonging to or administered by the City. Contracts meeting these criteria are called "Qualifying Contracts" in the ordinance. A qualifying apprentice would have to be enrolled in, or graduated from, an apprenticeship training program registered with either the U.S. Department of Labor or the State of Illinois.</p>

Legislative Reference Bureau
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O2015-4211 <i>(continued)</i>				<p>Procurement; Chicago Apprenticeship Earned Credit Program; Code chapter 2-92, new Title VII, §§ 2-92 800 through 2-92-830 <i>(continued)</i></p> <p>The ordinance would allow a contractor to earn reductions of the contractor's calculated bid price for a Qualifying Contract, without a reduction of actual payment. If, in bid documents, the bidding contractor committed to use apprentices for less than 5% of the total labor hours, the contractor would receive no bid incentive. A commitment to use apprentices to perform 5% to 10% of the total hours would result in a bid reduction of 0.5%; a larger commitment would earn a bid reduction of 1.0%. If the bidding contractor received the contract, and fulfilled its commitment for use of apprentices, the chief procurement office would issue a certificate showing the amount of earned credits (calculated in the same manner as the bid reductions); these credits could be used in conjunction with bids for Qualifying Contracts for the next three years, but could only be applied to one contract.</p> <p>The chief procurement officer would be allowed to adopt rules and prepare forms for administration of the program.</p>
O2015-4198	Ald. Tunney (44); City Clerk		License and Consumer Protection	<p>Municipal Code Amendment; § 9-68-020; Terms of residential parking permit issuance. This ordinance would amend § 9-68-020 of the Municipal Code to authorize the City Clerk to issue residential parking permits only in conjunction with, and for the same term as, a valid city wheel tax license emblem. Previously, this section of the code set an annual period for the sale of residential permits to begin on July 1st and end on June 30th. However, the code has since been changed for year round sales of city stickers and this amendment would provide for residential permits to be sold in conjunction with and for the same term as the city stickers.</p>

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of May 18-20, 2015

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Part 2: Non-codified Ordinances				
<p>Ordinances authorizing expenditure of Open Space Impact Fee Funds. Open Space Impact Fees are paid by developers to help defray the costs of additional open space needed to accommodate new, private developments. Open Space Impact fees must be used in the community where they were generated, or in a contiguous area. The ordinance introduced at this meeting to authorize expenditure of Open Space Impact Fee is as follows:</p>				
O2015-4414	Mayor	4	Committee on Special Events, Cultural Affairs and Recreation	<p>Location: Kennicott Park, 4434 S. Lake Park Ave. Purpose: Park expansion projects, cost include land acquisition, alley closure, site preparation, utilities/lights, paving & fencing, landscaping, benches, and other necessities and contingencies Amount: \$290,360</p>
Part 3: Transactional Ordinances				
3.a Intergovernmental Agreements				
O2015-4195	Mayor	40	Finance	<p>Intergovernmental Agreement; Chicago Board of Education ("Board"); Tax Increment Financing ("TIF"); Amundsen High School; 5110 North Damen Avenue. This ordinance would authorize the Commissioner of the Department of Planning and Development to execute an agreement between the City and the Board to use up to \$2,600,000 in funding from the Western Avenue North TIF District to reimburse the Board for a portion of the capital improvement project costs at Amundsen. The Current estimate of the Project is approximately \$3,245,588 and includes costs associated with upgrades to Amundsen's athletic facilities, which are accessible to the Chicago Park District. The project will be completed by Summer 2015.</p>

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3.b Real Estate Transactions – Acquisitions, Leases, Easements and Miscellaneous				
O2015-4235	Mayor	25	Finance	<p>Multi-family loan; affordable housing; loan modification and subordination agreement; Newberry Park Preservation Associates LP (“Borrower”); Preservation of Affordable Housing, Inc. (“POAH”); Newberry Park Apartments; 1353, 1355 and 1357 S. Blue Island Avenue. The transaction proposed here is almost identical to transaction proposed in O2015-1421, reported in the Summary of matters introduced March 18, 2015. The original ordinance was not reported out of the Committee on Finance and was deemed “failed to pass” by passage of the so-called “cut-off resolution” adopted by the City Council on May 20.</p> <p>The City originally helped to finance the development at the above addresses, named Newberry Park Apartments. The development consists of 84 affordable rental residential units in 3 buildings plus parking and offices. The original City loan was \$1,655,000, secured by a junior mortgage, subordinate to the original senior mortgage. An attempted restructuring approved by the City Council in November 2012, involving new ownership of the property and a revision of the senior loan and mortgage, was never fully completed.</p> <p>This ordinance represents a restructuring of the original transaction by substituting a new Borrower and a new senior loan; if approved, the City’s role would be administered by the Department of Planning and Development (“DPD”). The new senior lender is not identified in the ordinance; if the ordinance is approved, the new senior loan would be insured by the U.S. Department of Housing and Urban Development (“HUD”). The new Borrower intends to take title to the property and rehabilitate the buildings. The Borrower is an Illinois limited partnership, controlled through layers by POAH, an Illinois not-for-profit corporation. POAH owns close to 8,500 residential</p>

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O2015-4235 <i>(continued)</i>				<p>units in over 70 developments, in 9 states plus the District of Columbia. This would be its third project in Illinois and second in the City of Chicago. Pertinent Multi-family loan; affordable housing; loan modification and subordination agreement; Newberry Park Preservation Associates LP ("Borrower"); Preservation of Affordable Housing, Inc. ("POAH"); Newberry Park Apartments; 1353, 1355 and 1357 S. Blue Island Avenue <i>(continued)</i></p> <p>details of the financing are as follows:</p> <p>Bridge Loan from Citibank, in an approximate amount of \$3,500,000; term not to exceed 24 months, with interest at a fixed rate not to exceed 6% per annum; secured by a mortgage senior to the City mortgage. DPD could allow changes in lender, duration, interest rate, and/or security.</p> <p>HUD Loan of approximately \$6,000,000; term not to exceed 42 years, with interest at a fixed rate not to exceed 6% per annum; secured by a mortgage senior to the City mortgage. DPD could allow changes in lender (in which case HUD would remain as guarantor), interest rate, and/or security.</p> <p>New City Loan not to exceed \$1,700,000; term not to exceed 42 years, with 0% interest; secured by a non-recourse mortgage subordinate to the Bridge Loan and the HUD Loan.</p> <p>Revenue from syndication of Low Income Housing Tax Credits, in an approximate amount of \$3,700,000; may be applied in whole or in part to paying off the Bridge Loan. Credits would be allocated by the Illinois Housing Development Authority. Purchasers of the tax credits would become partial owners of the Borrower.</p> <p>Illinois Affordable Trust Fund Loan of approximately \$1,500,000 plus an existing loan of \$205,000 that may be assigned; may be used to reduce the</p>

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O2015-1421 <i>(continued)</i>				<p>HUD Loan; term not to exceed 42 years, with fixed interest rate not to exceed 1% per annum; secured by mortgage junior to the Bridge Loan, the HUD Loan Multi-family loan; affordable housing; loan modification and subordination agreement; Newberry Park Preservation Associates LP ("Borrower"); Preservation of Affordable Housing, Inc. ("POAH"); Newberry Park Apartments; 1353, 1355 and 1357 S. Blue Island Avenue <i>(continued)</i></p> <p>and the City Loan; DPD could approve changes in lender and/or interest rate.</p> <p>POAH Loan of approximately \$200,000; term not to exceed 42 years, with fixed interest rate not to exceed 1% per annum; secured by mortgage junior to the Bridge Loan, the HUD Loan and the City Loan; DPD could approve changes in lender and/or interest rate.</p>
				<p>3.c Real Estate Transactions – Adjacent Neighbors Land Acquisition Program (ANLAP) Ordinances. None introduced at this meeting.</p>
				<p>3.e Real Estate Transactions: Other Sales of City-Owned property. These transactions are reported in the attached Exhibit 3.e.</p>
				<p>3.f Other Transactions</p>
O2015-4345	Mayor	27	Finance	<p>Redevelopment Agreement; affordable housing; tax credits; Chicago Housing Authority ("CHA") replacement housing; Maple Jack LLC ("Developer"); Foresight Affordable Housing, Inc. ("Foresight NFP"); area bounded by W. Jackson Blvd.-S. Maplewood St.-W. Van Buren St.-S. Rockwell St.; TIF funding; Midwest TIF. The Developer has agreed to lease the above site from the CHA for a period of 99 years, and to construct 76 rental residential units (55 affordable, 21 market-rate) on the site. Of the affordable units, 25 will be CHA</p>

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of May 18-20, 2015

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O2015-4345 <i>(continued)</i>				<p>Redevelopment Agreement; affordable housing; tax credits; Chicago Housing Authority (“CHA”) replacement housing; Maple Jack LLC (“Developer”); Foresight Affordable Housing, Inc. (“Foresight NFP”); area bounded by W. Jackson Blvd.-S. Maplewood St.-W. Van Buren St.-S. Rockwell St.; TIF funding; Midwest TIF <i>(continued)</i></p> <p>replacement units. The development site is within the Midwest TIF Redevelopment Area.</p> <p>The Developer is an Illinois limited liability company controlled, through tiers, by Foresight NFP, which is a New Jersey not-for-profit corporation. Since its founding in 1996 Foresight NFP has developed affordable housing in New Jersey, Pennsylvania, New York, Missouri and California; this project would be its first in Illinois. This ordinance would designate the Developer for this project and approve a redevelopment agreement including City financing. The City funding would be a grant (conditioned on proper performance of the redevelopment agreement) of TIF Funds from the Midwest TIF; the funds could come from accrued TIF funds or from the proceeds of bonds secured by a pledge of TIF funds, at the City’s option. The total project budget is estimated at over \$28.7 million, of which \$15.4 million is expected to be TIF-eligible. The City’s TIF contribution would be capped at \$3,150,000 regardless of the final, actual project costs and actual TIF-eligible costs.</p> <p>The ordinance would also approve the allocation of Low-Income Housing Tax Credits for the project. These credits can be syndicated (i.e., sold) to investors to raise capital for the project. Neither the ordinance nor the redevelopment agreement states the amount of the credits; their syndication value, therefore, cannot be estimated.</p>

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of May 18-20, 2015

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O2015-4205	Mayor	34	Finance	<p>Repeal of prior agreement; Redevelopment Agreement; Preferred-Halsted LLC; Maple Park Marketplace; 833-901 W. 115th Street; TIF funding; 119th/Halsted TIF Area. This ordinance would repeal and replace a 2006 ordinance relating to the same project, a retail shopping center to be located at 833-901 West 115th Street. The transaction as then contemplated was never closed, and has now been renegotiated. Preferred-Halsted LLC, an Illinois limited liability company controlled by a private family trust, remains the Developer. The subject property is located in the 119th/Halsted TIF Redevelopment Area.</p> <p>The current ordinance would re-designate the Preferred-Halsted LLC, an Illinois limited liability company, as Developer of the project. The Developer already owns the subject property. The project would be approximately 59,611 square feet, and would be anchored by an Aldi grocery (already in place) and a Walgreen's drug store (already in place). There would also be 10 additional, smaller (total 28,690 square feet) retail tenants (some have signed letters of intent), and related parking. Since passage of the original ordinance, the project has been substantially completed. The proposed agreement makes reference to a completion date of November 1, 2007, with business operations beginning no later than November 30, 2008.</p> <p>The total project budget is estimated at \$11,106,195.74. The City would contribute up to \$1,965,796.65 in TIF funds (17.7% of budget). The TIF funds would be paid out in annual installments commencing in 2015 and ending in 2022, as reimbursements for Developer's expenditures. TIF-eligible, pre-agreement expenditures would be eligible for reimbursement subject to the authorized total.</p>

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of May 18-20, 2015

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O2015-4221	Mayor	24	Finance	<p>Loan agreement and associated Tax Increment Financing (“TIF”) assistance; Montclare Senior Residence; 4339-4347 W. 18th Place and 4314-46 W. 19th Street; Department of Planning and Development (“DPD”); Multi-Family Program Funds; Ogden/Pulaski TIF Redevelopment Area; Roosevelt/Cicero TIF Redevelopment Area. This ordinance would authorize the Commissioner of DPD to enter into a loan agreement and a redevelopment agreement with Montclare Senior Residences SLF of Lawndale, LLC (the “Borrower”) whose manager is Lawndale SLF, LLC (the “manager”) whose managing member is Montclare Lawndale SLF Corp (“Montclare Corp.”) The project includes construction of a five story masonry building which will contain a senior supportive facility consisting of 120 dwelling units with 101 single occupancy units and 19 double occupancy units, plus landscaping, common areas and 40 parking spaces along with certain new alley improvements. The City is the owner of the parcels of vacant land located at 4339-4347 W. 18th Place (the “Development Parcel”) and 4314-46 W. 19th Street (the “Alley Parcel”). Under the ordinance the City would convey the Development Parcel to the Borrower and convey the Alley Parcel to the Montclare Corp for \$1.00. Montclare Corp. would reconstruct the alley and convey the alley parcel back to the City.</p> <p>The total cost of the project is estimated to be \$27,607,047. Terms of the financing are as follows: City funding: Source: Multi-Family Program Funds Amount: Not to exceed \$3,005,132 (may be reduced by FHLB grant) Term: Not to exceed 43 years Interest: 0% per annum Security: Non-recourse loan (no borrower liability beyond the subject property)</p> <p>Source: \$1,000,000 in Tax Increment Financing from the Ogden/Pulaski TIF and \$1,000,00 from the Roosevelt/Cicero TIF granted by the City to Montclare Corp., or another source acceptable to the Authorized Officer.</p>

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of May 18-20, 2015

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Clerk's #	Sponsor(s)	Ward(s) Affected	Assigned to Committee on	Topic(s); Key Word(s); Code §; Summary
O2015-4221 <i>(continued)</i>				<p>Loan agreement and associated Tax Increment Financing (“TIF”) assistance; Montclare Senior Residence; 4339-4347 W. 18th Place and 4314-46 W. 19th Street; Department of Planning and Development (“DPD”); Multi-Family Program Funds; Ogden/Pulaski TIF Redevelopment Area; Roosevelt/Cicero TIF Redevelopment Area <i>(continued)</i></p> <p>Amount: \$2,000,000 Term: Not to exceed 43 years</p> <p>Non-City funding: Amount: Approx. \$12,200,000 (the “Construction and Permanent Senior Loan”) Term: Not to exceed 43 years Source: Love Funding Corporation, through HUD Section 232 program Interest: 4.5% per annum Security: Mortgage on the Property senior to the lien of the City Mortgage</p> <p>Amount: Not to exceed \$5,000,000 (the “Bridge Loan”) Term: Not to exceed 24 months Source: Midland States Bank, loan of funds to Montclare Corp. and loaned to the Borrower by Montclare Corp. or contributed as capital to Borrower by Manager Interest: 0% per annum Security: Mortgage on the Property junior to the lien of the City Mortgage</p> <p>Low Income Housing Tax Credit (“LIHTC”) Proceeds: Approx. \$10,210,979, all or a portion of which may be paid in on a delayed basis, and all or a portion of which may be used to repay the Bridge loan. Source: To be derived from the syndication of approximately \$1,100,000 LIHTC allocation by the City</p>

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of May 18-20, 2015

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O2015-4221 <i>(continued)</i>				<p>Loan agreement and associated Tax Increment Financing (“TIF”) assistance; Montclare Senior Residence; 4339-4347 W. 18th Place and 4314-46 W. 19th Street; Department of Planning and Development (“DPD”); Multi-Family Program Funds; Ogden/Pulaski TIF Redevelopment Area; Roosevelt/Cicero TIF Redevelopment Area <i>(continued)</i></p> <p>Amount: Approx. \$190,936 Term: Not to exceed 43 years Source: Illinois Department of Commerce and Economic Opportunity grant funds to Montclare Corp. and loaned to the Borrower by Montclare Corp. or contributed as capital to Borrower by Manager Interest: 0% per annum Security: Mortgage on the Property junior to the lien of the City Mortgage</p> <p>Amount: Not to exceed \$850,000 Term: Not to exceed 43 years Source: Montclare Lawndale SLF Corp, derived from the proceeds of a grant from the Federal Home Loan Bank of Chicago (FHLB) Affordable Housing Program Interest: A fixed rate of interest not to exceed 10 percent per annum Security: Mortgage on the Property junior to the lien of the City Mortgage</p> <p>Amount: Approx. \$100 Source: General Partner Contribution</p> <p>This ordinance does not include a schedule for the development.</p>
O2015-4242	Mayor		Housing and Real Estate	<p>Extension of agreement with Low Income Housing Trust Fund for implementation of rental housing program. The Chicago Low-Income Housing Trust Fund (“The Trust Fund”) was established to provide financial and other assistance to address the housing needs of low-income residents of the City</p>

Legislative Reference Bureau
 Legislation Introduced at City Council Meeting of May 18-20, 2015

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O2015-4242 (continued)				<p>Extension of agreement with Low Income Housing Trust Fund for implementation of rental housing program (continued)</p> <p>and has the authority to accept money for these purposes. The Trust Fund has implemented several programs to address the housing needs of low-income residents of the City including a rental housing support program for low-income tenants. The Illinois General Assembly has supported this program and authorized the Illinois Housing Development Authority to distribute funds to the city, and in 2006 the City Council passed an ordinance establishing the rental housing support program ("the RHS"). The RHS program requires that the city designate a local administering agency to distribute Rental Support Funds to landlords to enable them to charge rents affordable for low-income tenants. The prior local administering agency for the RHS program was the Trust Fund, for a period of three years starting on July 1, 2006. The City Council enacted an ordinance on July 6, 2011, which redesignated the Trust Fund as the local administering agency until June 30, 2015. The City also authorized DPD to enter into an agreement with the Trust Fund to provide city resources for the RHS program, such as office space, equipment, supplies and city personnel services, through June 30, 2015. This ordinance would designate the Trust Fund as the local administering agency for the RHS program, with the terms of the agreement (including duration) to be determined by the Commissioner of DPD, subject to the approval of corporation counsel.</p>

Part 4. Non-Ceremonial Resolutions

None introduced at this meeting.

End of Summary

End of Summary

End of Summary – Real Estate Exhibit Follows

Legislative Reference Bureau
Legislation Introduced at City Council Meeting of May 18-20, 2015

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Sale of City-Owned Property

All ordinances below were introduced by the mayor and referred to Committee on Housing and Real Estate. Properties are listed by ward, properties located in multiple wards are listed at end of table. All addresses are located in Chicago unless otherwise stated.

Ordinance Number	Ward	City-owned sale property address	Purchaser Information	Appraised Value/Sale Value	Provisions/Use
O2015-4277	5	1245-1257 E 72 nd Pl	7200 S. Kimbark, LLC	\$88,000/ \$88,000	<ul style="list-style-type: none"> Public notice of intent to sell posted on April 24, May 1 and 8, 2015, no alternative proposals received The city, by separate ordinance, will vacate approximately 128.77 feet of East 72nd Place located adjacent to the Property Developer owns the property located north of the property at 7200 S. Kimbark Avenue and operates an art studio Developer wishes to expand the existing business by constructing a sculpture garden to be open to the public and off-street parking on the property and the vacated property
O2015-4253	3	265 E. Garfield Blvd	265 E. Garfield, LLC	\$36,000/ \$36,000	<ul style="list-style-type: none"> Public notice of intent to sell posted April 17, 24 and May 1, 2015 Property to be developed into a landscaped pavilion to be used as community arts and cultural programming Part of 47th/Halsted Tax Increment Redevelopment Project Area

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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. All addresses are located in Chicago unless otherwise stated.

Resolution Number	Ward	Property address	Owner Information	Information about property
R2015-406	20	4550 S Packers Ave	Standard Bank and Trust Company	<ul style="list-style-type: none"> Renewal of Class 6(b) tax incentive
R2015-405	22	3535 W. 31 st St.	MRC Polymers, Inc.	<ul style="list-style-type: none"> Renewal of Class 6(b) tax incentive