City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
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City of Chicago
Office of the City Clerk

Legislation Referred to Committees at the Chicago City Council Meeting 12/10/2014
Section 1a - Mayoral Introductions

	File #	Title	Sponsor(s)	Committee Referral
Appointment(s)				
1	A2014-115	Appointment of Irshad Mehboob Ali Khan as member of Special Service Area No. 43, Devon Avenue Commission	Emanuel (Mayor)	Finance
2	A2014-116	Appointment of Tareq A. Khan as member of Special Service Area No. 43, Devon Avenue Commission	Emanuel (Mayor)	Finance
3	A2014-118	Appointment of Keisha A. Albakri as member of Special Service Area No. 59, 59th Street Commission	Emanuel (Mayor)	Finance
4	A2014-119	Appointment of Betty J. Clayton and Monica C. Hayes as members of Special Service Area No. 69, 95th and Ashland Avenue Commission	Emanuel (Mayor)	Finance
Class 8 Tax Incentive(s)				
5	O2014-10062	Approval of Class 8 certification for property at 4000 W Diversey Ave	Emanuel (Mayor)	Economic
Fund 925 Amendment(s)				
6	O2014-9765	Amendment of 2014 Annual Appropriation Ordinance within Fund No. 925 for Chicago Public Library	Emanuel (Mayor)	Budget
Municipal Code Amendment(s)				
7	O2014-9736	Amendment of Municipal Code Section 2-112-150 by modifying contract authority of Commissioner of Public Health	Emanuel (Mayor)	Budget
8	O2014-9739	Amendment of Municipal Code Chapter 7-42 by adding new Section 015 establishing low-risk food establishments self-certification pilot program	Emanuel (Mayor)	Budget
9	O2014-9761	Amendment of Municipal Code Titles 2 and 17 regarding affordable housing requirements	Emanuel (Mayor) Burnett (27) Burns (4) Pawar (47) Reboyras (30) Mell (33)	Joint Housing/Zoning
10	O2014-9766	Amendment of Municipal Code Section 17-9-0117 regarding coke and coal bulk materials throughput reporting requirements	Emanuel (Mayor)	Zoning
Property - Acquisition				
11	O2014-9733	Acquisition of Metropolitan Water Reclamation District of Greater Chicago property at W. 31st and Sacramento Ave	Emanuel (Mayor)	Housing

	File #	Title	Sponsor(s)	Committee Referral
12	O2014-9735	Acquisition of property at 623 W 79th St for redevelopment project area	Emanuel (Mayor)	Housing

Reappointment(s)

	File #	Title	Sponsor(s)	Committee Referral
13	A2014-113	Reappointment of Daisy S. Lezama as member of Board of Ethics	Emanuel (Mayor)	Rules
14	A2014-114	Reappointment of Diane M. Brown, Martha B. Peters and Lynn A. Small as members of Special Service Area No. 42, 71st/Stony Island Commission	Emanuel (Mayor)	Finance
15	A2014-117	Reappointment of Panagiotis K. Valavanis as member of Special Service Area No. 43, Devon Avenue Commission	Emanuel (Mayor)	Finance

United States Govt.

	File #	Title	Sponsor(s)	Committee Referral
16	R2014-892	President Barack Obama, Secretary of State, and U.S. Congress urged to refer consideration of proposed construction of Ontario Power Generation nuclear waste burial and storage facility near Lake Huron to International Joint Commission	Emanuel (Mayor)	Health & Environment

City of Chicago

A2014-115

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Irshad Mehboob Ali Khan as member of Special Service Area No. 43, Devon Avenue Commission
Committee(s) Assignment:	Committee on Finance

Fin

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Irshad Mehboob Ali Khan as a member of Special Service Area No. 43, the Devon Avenue Commission, for a term effective immediately and expiring February 7, 2016.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

City of Chicago

A2014-116

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Tareq A. Khan as member of Special Service Area No. 43, Devon Avenue Commission
Committee(s) Assignment:	Committee on Finance

Fin

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Tareq A. Khan as a member of Special Service Area No. 43, the Devon Avenue Commission, for a term effective immediately and expiring February 7, 2015, to succeed Nari H. Nagrani, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

City of Chicago

Office of the City Clerk

Document Tracking Sheet

A2014-118

Meeting Date: 12/10/2014

Sponsor(s): Emanuel (Mayor)

Type: Appointment

Title: Appointment of Keisha A. Albakri as member of Special Service Area No. 59, 59th Street Commission

Committee(s) Assignment: Committee on Finance

Fin

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Keisha A. Albakri as a member of Special Service Area No. 59, the 59th Street Commission, for a term effective immediately and expiring June 25, 2017.

Your favorable consideration of these appointment will be appreciated.

Very truly yours,

Mayor

City of Chicago

Office of the City Clerk

Document Tracking Sheet

A2014-119

Meeting Date: 12/10/2014

Sponsor(s): Emanuel (Mayor)

Type: Appointment

Title: Appointment of Betty J. Clayton and Monica C. Hayes as members of Special Service Area No. 69, 95th and Ashland Avenue Commission

Committee(s) Assignment: Committee on Finance

Fin

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Betty J. Clayton and Monica C. Hayes as members of Special Service Area No. 69, the 95th and Ashland Avenue Commission, for terms effective immediately and expiring January 21, 2018.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

City of Chicago

Office of the City Clerk

Document Tracking Sheet

O2014-10062

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Approval of Class 8 certification for property at 4000 W Diversey Ave
Committee(s) Assignment:	Committee on Economic, Capital and Technology Development

ECON

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance regarding a Class 8 certification for property located at 4000 W. Diversey.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

APPROVAL OF CLASS 8 PROPERTY TAX INCENTIVE PURSUANT TO COOK COUNTY REAL PROPERTY CLASSIFICATION ORDINANCE

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Estate Classification Ordinance as amended (the "Classification Ordinance") for the purpose, among others, of encouraging and assisting new development in areas that are depressed, blighted or threatened with blight, which it has determined will result in increasing the tax base in such area and for the entire County of Cook; and

WHEREAS, one of the real property assessment classifications created under the Classification Ordinance is a Class 8 classification (the "Class 8 Classification"); and

WHEREAS, the purpose of a Class 8 classification is to encourage industrial and commercial development in severely blighted areas of Cook County; and

WHEREAS, the City of Chicago (the "City") is a home rule unit authorized by the Illinois Constitution of 1970 to exercise any power and perform any function pertaining to its government and affairs, including without limitation, designations of areas within its jurisdiction as severely blighted; and

WHEREAS, municipalities, such as the City may apply to the Office of the Cook County Assessor (the "Assessor") to certify areas within its jurisdiction as "severely blighted" (as defined in Section 1(B)(12) of the Classification Ordinance) and eligible for Class 8 Classification; and

WHEREAS, it is appropriate and in the best interest of the City to apply to the Assessor to grant Class 8 Classification for an approximately twenty-two and fifty-seven hundredths (22.57) acre area (the "Area") located in the Avondale Community Area (Community Area 21) and further described as follows: the area bounded generally by West Parker Avenue on the south, North Pulaski Road on the east, a railroad right of way on the west, and West George Street on the north, the Area being more fully described in Exhibit A - Boundary Map and Legal Description, attached hereto; and

WHEREAS, the Area is located within (i) the City's Enterprise Zone Number 5 (created pursuant to the Illinois Enterprise Zone Act, 20 ILCS 665/1 et seq., as amended, and pursuant to an ordinance enacted by the City Council of the City, as amended), and (ii) the Pulaski Corridor Tax Increment Redevelopment Project Area (created pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq , as amended, and pursuant to an ordinance enacted by the City Council of the City), and the purposes of enterprise zones and redevelopment project areas are also to provide certain incentives in order to stimulate economic activity and to revitalize depressed areas, and

WHEREAS, to assist the City in connection with its efforts to have the Area be deemed eligible for Class 8 Classification, an application (the "Application") entitled Avondale Class 8 Certification Application and dated November 18, 2014 has been prepared by Neal, Gerber &

Eisenberg LLP and has been reviewed by the Department of Planning and Development ("DPD") and made available to members of the City Council; and

WHEREAS, Section 4(B) of the Classification Ordinance provides that prior to certification of an area by the Assessor as severely blighted for purposes of Class 8 Classification, the municipality in which the area is located must determine by lawful resolution that the area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation and development of the area without public assistance and encouragement, or a determination of similar import, and that such municipality must apply to the Assessor for certification of the area as severely blighted; and

WHEREAS, DPD has determined that the Area meets the eligibility requirements for a Class 8 Classification and recommends to the City Council that (a) the City determine by ordinance that the Area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation and development of the Area without public assistance and encouragement, and (b) the Commissioner of DPD be authorized to submit an application to the Assessor for a Class 8 Classification of the Area; now therefore,

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

SECTION 1. The above recitals are hereby expressly incorporated as if fully set forth herein.

SECTION 2. The City hereby determines that the Area is in a state of economic depression and that it is not economically feasible for private enterprise to accomplish the necessary modernization, rehabilitation and development of the Area without public assistance and encouragement.

SECTION 3. The City hereby determines that the Area is eligible for certification by the Assessor as "severely blighted" under the Classification Ordinance for purposes of the Class 8 Classification in that it is an area no less than ten (10) contiguous acres or more than one (1) contiguous square mile in size which is in a state of extreme economic depression evidenced by such factors as: (a) substantial unemployment; (b) a low level of median family income; (c) aggravated abandonment, deterioration, and underutilization of properties; (d) a lack of viable industrial and commercial building whose absence significantly contributes to the depressed economic and unemployment conditions in the Area; (e) a clear pattern of stagnation or decline of real estate taxes within the Area as a result of its depressed condition; (f) a manifest lack of economic feasibility for private enterprise to accomplish the necessary modernization, rehabilitation and development of the Area without public assistance and encouragement; and (g) other factors which evidence an imminent threat to public health, welfare and safety, all as supported in the Application.

SECTION 4. The Commissioner of DPD (the "Commissioner"), or a designee of the Commissioner, is hereby authorized and directed to submit an application on behalf of the City to the Assessor for Class 8 Classification of the Area, to deliver a copy of this ordinance, certified by the City Clerk of the City to the Assessor and to submit such additional documentation and supporting data as may be necessary and relevant to the Assessor's determination of the Area's eligibility for the Class 8 Classification.

SECTION 5. This ordinance shall be effective from and after its due passage.

EXHIBIT A

LEGAL DESCRIPTION AND BOUNDARY MAP

PARCEL 1:

LOTS 1 TO 7 BOTH INCLUSIVE IN WALTER E. OLSON'S OWNERS DIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

THAT CERTAIN STRIP, BELT OR PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 340 FEET NORTH OF THE SOUTH LINE AND 133 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 27, AND RUNNING THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 743.73 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, AND HAVING A RADIUS OF 565.19 FEET, A DISTANCE OF 640.3 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 27; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 20.9 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.64 FEET; MORE OR LESS TO ITS POINT OF INTERSECTION WITH THE NORTHERLY LINE OF LOT 5 OF WALTER L. OLSON'S OWNERS DIVISION OF PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 21, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1942 AS DOCUMENT 12844295; THENCE SOUTHEASTERLY ON A STRAIGHT LINE A DISTANCE OF 76.4 FEET TO A POINT OF CURVE; SAID POINT OF CURVE BEING 17 FEET SOUTHWESTERLY FROM THE ARC OF THE CIRCLE BEFORE DESCRIBED MEASURED ALONG ITS RADIAL LINE, THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST TANGENT TO THE LAST DESCRIBED STRAIGHT LINE HAVING A RADIUS OF 582.19 FEET AND BEING CONCENTRIC WITH THE FIRST DESCRIBED CIRCLE, A DISTANCE OF 562.1 FEET TO A POINT OF TANGENT, SAID POINT OF TANGENT BEING 323 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION AND 17 FEET SOUTH, MEASURED ON THE RADIAL LINE FROM THE FIRST MENTIONED POINT OF CURVE; THENCE EAST ON A STRAIGHT LINE 323 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 743.79 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 17 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST GEORGE STREET (SAID SOUTH LINE BEING A LINE 11 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4) AT A POINT WHICH IS 658.56 FEET (AS MEASURED ALONG SAID SOUTH LINE) WEST FROM THE WEST LINE OF NORTH PULASKI ROAD (SAID WEST LINE BEING A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4) AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST GEORGE STREET, A DISTANCE OF 372.54 FEET TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF THE EAST FACE OF A CONCRETE BLOCK WALL TO AN EXISTING 1 STORY CONCRETE AND METAL CLAD BUILDING; THENCE SOUTH ALONG SAID NORTHWARD EXTENSION, ALONG THE EAST FACE OF SAID WALL AND ALONG A SOUTHWARD EXTENSION THEREOF, A DISTANCE OF 314.67 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 340 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 27, AT A POINT WHICH IS 286.97 FEET (AS MEASURED ALONG SAID NORTH LINE OF THE SOUTH 340 FEET) WEST FROM SAID WEST LINE OF NORTH PULASKI ROAD, THENCE WEST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 371.59 FEET, AND THENCE NORTH ALONG A LINE WHICH IS PARALLEL WITH SAID WEST LINE OF NORTH PULASKI ROAD, A DISTANCE OF 314.62 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

ALSO

PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE 340 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 27 AFORESAID, WHICH POINT IS 843.73 FEET WEST OF THE WEST LINE OF NORTH PULASKI ROAD (FORMERLY CRAWFORD AVENUE); SAID WEST LINE OF NORTH PULASKI ROAD BEING 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 27; THENCE NORTHEASTERLY IN A STRAIGHT LINE 122 99 FEET TO A POINT OF TANGENCY WITH A CURVED LINE CONVEX NORTHERLY WITH A RADIUS OF 488.34 FEET, WHICH CURVED LINE IS ALSO TANGENT TO A LINE DRAWN 360 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 27; THENCE NORTHEASTERLY ALONG SAID CURVED LINE 63.32 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID WEST LINE OF PULASKI ROAD 20 FEET TO A POINT ON A LINE 340 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID LAST DESCRIBED LINE TO THE POINT OF BEGINNING.

PARCEL 3A

A PERPETUAL EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 FOR THE USE OF TEN IDENTIFIED PARKING SPACES IN THE PARKING LOT, AS OUTLINED IN THE DRAWING ATTACHED THERETO AS EXHIBIT C AS SET FORTH IN PARKING EASEMENT

AGREEMENT RECORDED JANUARY 8, 1988 AS DOCUMENT 88011102 OVER LOTS 9 AND 10 IN BLOCK 4 IN BELMONT GARDENS BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 4:

LOTS 7 TO 28 BOTH INCLUSIVE, 38 TO 45 BOTH INCLUSIVE, IN BLOCK 1 IN T. PARKERS RESUBDIVISION OF THE NORTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 5:

LOTS 1 TO 16, BOTH INCLUSIVE, AND THE NORTH HALF OF THE VACATED ALLEY SOUTH AND ADJOINING SAID LOTS, AND ALL OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOT 16 IN BLOCK 2 IN ERNST STOCK'S RESUBDIVISION OF BLOCKS 2 AND 3 (EXCEPT THE WESTERLY 20 FEET THEREOF) OF T. PARKER'S RESUBDIVISION OF THE NORTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID STOCK'S RESUBDIVISION, RECORDED OCTOBER 28, 1896 AS DOCUMENT 2457813 IN BOOK 71 OF PLATS PAGE 38, IN COOK COUNTY ILLINOIS.

PARCEL 6:

LOTS 21 TO 30, BOTH INCLUSIVE, AND THE SOUTH HALF OF THE VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS 21 TO 30, BOTH INCLUSIVE, IN BLOCK 2 IN ERNST STOCK'S RESUBDIVISION OF BLOCKS 2 AND 3 (EXCEPT THE WESTERLY 20 FEET THEREOF) OF T. PARKERS RESUBDIVISION OF THE NORTH HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID STOCK'S RESUBDIVISION RECORDED OCTOBER 28, 1896 AS DOCUMENT 2457813 IN BOOK 71 OF PLATS PAGE 38 IN COOK COUNTY ILLINOIS

PARCEL 7:

LOTS 17, 18, 19 AND 20 IN BLOCK 2 IN ERNST STOCK'S RESUBDIVISION OF BLOCKS 2 AND 3 (EXCEPT THE WESTERLY 20 FEET THEREOF) OF PARKERS RESUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

ALSO

THAT PART OF THE VACATED ALLEY NORTH AND ADJOINING LOTS 17 TO 20 BOTH INCLUSIVE LYING SOUTH OF THE CENTER LINE OF SAID ALLEY AND WEST OF THE

EAST LINE OF SAID LOT 20 EXTENDING NORTH AND EAST OF THE WESTERLY LINE OF SAID LOT 17 EXTENDING IN COOK COUNTY ILLINOIS.

ALSO

THAT PART OF VACATED ALLEY WEST AND ADJOINING LOT 17 AND THE WESTERLY LINE OF SAID LOT 17 EXTENDED NORTHWESTERLY TO THE CENTER LINE OF EAST AND WEST VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS 17 TO 20 INCLUSIVE IN COOK COUNTY ILLINOIS.

PARCEL 8:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN CONSISTING OF A PART OF THE RIGHT OF WAY, 200 FEET WIDE, OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, TOGETHER WITH A PART OF EACH OF LOTS 1 AND 2 IN BLOCK 9 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST 1/4 OF SECTION 27, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY LINE OF KEARSARGE AVENUE, SAID WESTERLY STREET LINE BEING ALSO THE EASTERLY LINE OF THE RIGHT OF WAY 200 FEET WIDE, OF SAID CHICAGO, MILWAUKEE AND ST. PAUL AND PACIFIC RAILROAD COMPANY, AT A POINT WHICH IS 330.83 FEET, MEASURED ALONG SAID STREET LINE, NORTHWESTERLY FROM THE POINT OF INTERSECTION OF SAID STREET LINE WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID NORTHEAST 1/4 OF SECTION 27 AND RUNNING THENCE SOUTHWARDLY ALONG A STRAIGHT LINE THE WESTERN TERMINUS OF WHICH STRAIGHT LINE IS A POINT 94.58 FEET, MEASURED PERPENDICULARLY, WESTERLY FROM SAID WESTERLY STREET LINE, AND 290.15 FEET, MEASURED PERPENDICULAR NORTH FROM SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4), A DISTANCE OF 76.37 FEET THENCE NORTHWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 65.52 FEET TO A POINT 90 03 FEET, MEASURED PERPENDICULARLY, WESTERLY FROM SAID WESTERLY LINE OF KEARSARGE AVENUE; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 126 90 FEET, TO A POINT 81.02 FEET, MEASURED PERPENDICULARLY WESTERLY FROM SAID WESTERLY LINE OF KEARSARGE AVENUE THENCE NORTHWESTWARDLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1332.53 FEET, A DISTANCE OF 182.96 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 9 WHICH IS 85.80 FEET WEST FROM THE POINT OF INTERSECTION OF AN EASTWARD EXTENSION OF SAID NORTH BLOCK LINE WITH SAID WESTERLY LINE OF KEARSARGE AVENUE; THENCE EAST ALONG SAID NORTH BLOCK LINE AND ALONG AN EASTWARD EXTENSION THEREOF, A DISTANCE OF 85.80 FEET TO ITS INTERSECTION WITH SAID WESTERLY LINE OF KEARSARGE AVENUE AND THENCE SOUTHEASTWARDLY ALONG SAID WESTERLY LINE OF KEARSARGE AVENUE A DISTANCE OF 354.21 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS

PARCEL 9·

LOTS 29, 30, 31, 32, 33, 34, 35, 36 AND 37 IN BLOCK 1 IN T. PARKER'S RESUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

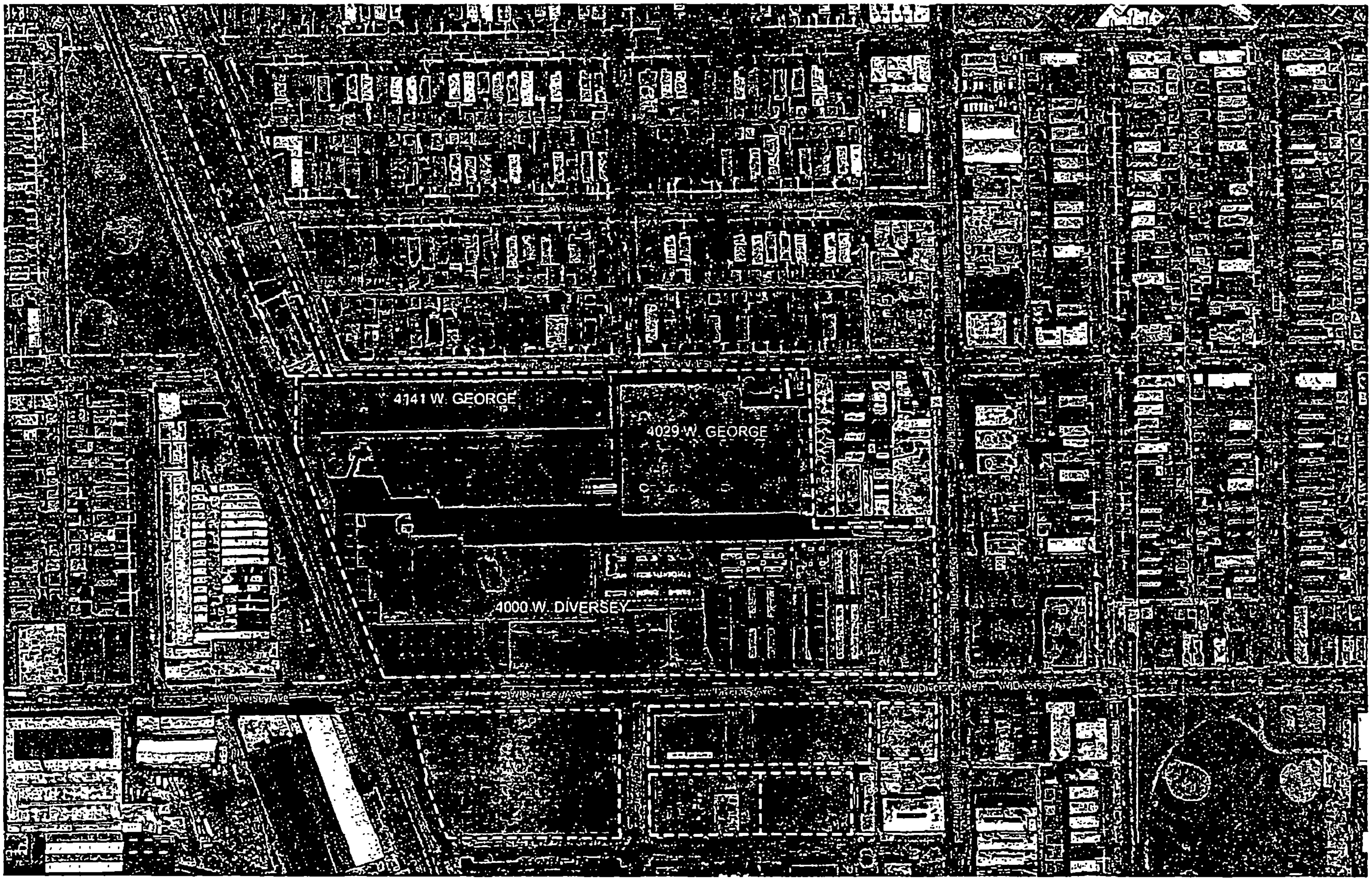
PARCEL 10:

A PARCEL OF LAND IN THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NORTHEAST ¼ WITH THE WESTERLY LINE OF KEARSARGE AVENUE EXTENDED SOUTH, SAID WESTERLY STREET LINE BEING ALSO THE EASTERLY LINE OF THE RIGHT OF WAY 200 FEET WIDE OF THE CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILROAD COMPANY AND RUNNING THENCE NORTHWESTERLY ALONG SAID WESTERLY STREET LINE AND EASTERLY RIGHT OF WAY LINE A DISTANCE OF 330.83 FEET; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 95.45 FEET TO A POINT WHICH IS 94.48 FEET MEASURED PERPENDICULARLY WESTERLY FROM SAID WESTERLY STREET LINE AND 290.15 FEET MEASURED PERPENDICULARLY NORTH FROM SAID NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 26.35 FEET TO A POINT WHICH IS 96.38 FEET MEASURED PERPENDICULARLY WESTERLY FROM SAID WESTERLY LINE OF KEARSARGE AVENUE; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 271.90 FEET TO A POINT 75.24 FEET MEASURED PERPENDICULARLY WESTERLY FROM SAID WESTERLY LINE OF KEARSARGE AVENUE; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 21.64 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ WHICH IS 73.95 FEET WEST FROM THE POINT OF BEGINNING AND THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NORTHEAST ¼ A DISTANCE 73.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINs:
13-27-219-033, 13-27-228-001, 13-27-228-007, 13-27-228-008, 13-27-228-014, 13-27-228-015, 13-27-229-004, 13-27-229-005, 13-27-403-017, 13-27-403-028, 13-27-403-029, 13-27-404-010, 13-27-404-015, 13-27-404-016, 13-27-404-020, 13-27-404-021, 13-27-404-027, 13-27-404-028, 13-27-404-035, 13-27-404-036, 13-27-404-042, 13-27-404-044, 13-27-404-045, 13-27-404-046, 13-27-404-047, 13-27-404-048, 13-27-404-051, 13-27-404-052

Class 8 Site Area Overview
983,151 SF Land (22.57 Acres)



City of Chicago

O2014-9765

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of 2014 Annual Appropriation Ordinance within Fund No. 925 for Chicago Public Library
Committee(s) Assignment:	Committee on Budget and Government Operations

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OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Budget Director, I transmit herewith a Fund 925 Amendment.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the Annual Appropriation Ordinance for the year 2015 of the City of Chicago (the "City") contains estimates of revenues receivable as grants from agencies of the state and federal governments and public and private agencies; and

WHEREAS, in accordance with Section 8 of the Annual Appropriation Ordinance, the heads of various departments and agencies of the City have applied to agencies of the state and federal governments and public and private agencies for grants to the City for various purposes; and

WHEREAS, the City through its Chicago Public Library has been awarded state grant funds in the amount of $1,750,000 by the Illinois Department of Commerce and Economic Opportunity which shall be used for the Independence Branch Construction project; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The sum of $1,750,000 not previously appropriated, representing increased grant awards, is hereby appropriated from Fund 925 - Grant Funds for the year 2015. The Annual Appropriation Ordinance is hereby amended by striking the words and figures and adding the words and figures indicated in the attached Exhibit A which is hereby made a part hereof.

SECTION 2. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 3. This ordinance shall be in full force and effect upon its passage and approval.

EXHIBIT A

AMENDMENT TO THE 2015 APPROPRIATION ORDINANCE

CODE	DEPARTMENT AND ITEM	STRIKE AMOUNT	ADD AMOUNT
	ESTIMATE OF GRANT REVENUE FOR 2014		
	Awards from Agencies of the State of Illinois	$207,647,000	$209,397,000
	925 - Grant Funds		

Dept #, Dept and Grant Name	STRIKE AMOUNT 2015 Anticip'd Grant	ADD AMOUNT 2015 Anticipated Grant	STRIKE AMOUNT (2015 TOTAL)- Includes anticipated carryover	ADD AMOUNT (2015 TOTAL) Includes anticipated carryover	STRIKE AMOUNT (2015 Total)	ADD AMOUNT (2015 Total)
91 Chicago Public Library						
Independence Branch Construction		$1,750,000				$1,750,000

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City of Chicago

Office of the City Clerk

Document Tracking Sheet

O2014-9736

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Municipal Code Section 2-112-150 by modifying contract authority of Commissioner of Public Health
Committee(s) Assignment:	Committee on Budget and Government Operations

Body

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Public Health, I transmit herewith an ordinance amending Section 2-112-150 of the Municipal Code regarding contract authority.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

O R D I N A N C E

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 2-112-150 of the Municipal Code of Chicago is hereby amended by deleting the language stricken and inserting the language underscored, as follows:

2-112-150 Grants and other agreements.

(a) The commissioner shall have the power to (i) apply for gifts and grants of services, equipment, supplies, materials, or funds from the United States, the State of Illinois, other government entities, their agencies or officers, or from any person, foundation, association, not-for-profit corporation, firm or corporation, and (ii) to enter into contracts and agreements ~~resulting in~~ <u>as a means of securing such</u> gifts or grants ~~from these and other sources~~<u>, including contracts engaging independent evaluators to assess the propriety and effectiveness of the use of grant receipts by the department and its delegate agencies</u>. The commissioner shall notify the mayor, the budget director, and the comptroller of each such action. The commissioner shall have the power to expend such receipts on projects that implement the policies of the department of health, provided that all expenditures of grant and/or contract funds shall be subject to the same policies and practices as the expenditure of corporate funds, including the provisions of career service rules.

(b) The commissioner shall have the power to (i) make grants or subgrants of duly appropriated funds, (ii) make grants or subgrants of personal property including, but not limited to, vaccines, HIV testing kits and condoms, (iii) execute or amend grant or subgrant agreements to effectuate the purposes of this subsection (b), and (iv) execute such documents and provide any information, assurances or certifications necessary or appropriate to effectuate the purposes of this subsection (b).

(c) The commissioner shall encourage and conduct such studies, investigations and research as in his judgment will promote and improve public health. Such activity may be carried out jointly with public or private entities. In furtherance thereof, the commissioner shall have the power to enter into agreements with public and private entities for the sharing and other use of public health-related data. Any such agreements shall comply with applicable law governing privacy. In order to effectuate such agreements, the commissioner is authorized: (i) subject to the availability of duly appropriated funds, to pay application, processing, and other fees, and (ii) to execute ancillary documents and provide ancillary information, assurances or certifications.

<u>(d) The commissioner shall have the power to enter into contracts with health plans, insurance companies, and managed care entities for reimbursement for health care services provided by the department, including clinical, planning, data analysis, care coordination, quality improvement and data sharing.</u>

SECTION 2. This ordinance shall take effect upon passage and approval.

City of Chicago

Office of the City Clerk

Document Tracking Sheet

O2014-9739

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapter 7-42 by adding new Section 015 establishing low-risk food establishments self-certification pilot program
Committee(s) Assignment:	Committee on Budget and Government Operations

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OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Public Health, I transmit herewith an ordinance amending Chapter 7-42 of the Municipal Code regarding a low-risk food establishments pilot program.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION I. Chapter 7-42 of the Municipal Code of Chicago is hereby amended by adding a new Section 7-42-015, underscored as follows:

7-42-015 Low-risk food establishments self-certification pilot program.

(a) A low-risk food establishments self-certification pilot program ("pilot program") is hereby created as provided in this section.

(b) As an alternative or in addition to conducting its own inspections as provided in section 7-42-010 of this Code, the commissioner of health is authorized to allow the owners of licensed low-risk food establishment to self-certify compliance with the requirements of this code and the rules and regulations of the board of health.

(c) The board of health shall have power to adopt rules defining what constitutes a "low-risk food establishment" and such other rules as may be necessary or useful for the proper administration and enforcement of this pilot program.

(d) This pilot program shall expire on December 31, 2015.

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

City of Chicago

Office of the City Clerk

Document Tracking Sheet

O2014-9761

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor) Burnett (27) Burns (4) Pawar (47) Reboyras (30) Mell (33)
Type:	Ordinance
Title:	Amendment of Municipal Code Titles 2 and 17 regarding affordable housing requirements
Committee(s) Assignment:	Joint Committee: Housing and Real Estate; Zoning, Landmarks and Building Standards

JT. HOUSING
+ ZONING

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith, together with Aldermen Burnett, Burns, Pawar, Reboyras and Mell, an ordinance amending the Affordable Requirements Ordinance.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 2-45-110 of the Municipal Code of Chicago is hereby amended by inserting the underscored language, as follows:

2-45-110 2007 Affordable housing commitment.

This section shall apply to any residential housing project for which: (1) the city has approved a rezoning, city land sale or financial assistance, as described in subsections (b) or (c), prior to the effective date of Sec. 2-45-115; or (2) an application for rezoning, the sale of city land, or financial assistance, as described in subsections (b) or (c), was submitted prior to the effective date of Sec. 2-45-115, and an ordinance approving the proposed rezoning, city land sale or financial assistance is passed within nine months after the application date. The term "submitted" means (i) with respect to an application for zoning approval, an ordinance authorizing the rezoning has been introduced to city council; or (ii) with respect to city land sales and financial assistance, a complete application has been filed with the department.

(a) For purposes of this section:

(Omitted text is unaffected by this ordinance.)

(e) A separate fund is hereby established designated the Affordable Housing Opportunity Fund which shall be supported by the fees collected under this section, Sec. 2-45-115 and Sec. 17-4-1004. The revenues of the Affordable Housing Opportunity Fund shall be disbursed in accordance with Sec. 2-45-115 ~~follows:~~

~~(1) Sixty percent of the annual revenues deposited into the fund shall be used for the construction or rehabilitation of affordable housing and subject to appropriation by the city council; and~~

~~(2) Forty percent of the annual revenues deposited into the fund shall be contributed to the Trust Fund of which one-half of the forty percent shall be restricted solely for the purpose of deposit into the Trust Fund's corpus, and the remaining one-half of the forty percent shall be used for the Trust Fund's Affordable Rents for Chicago program, or similar successor program~~.

(Omitted text is unaffected by this ordinance.)

SECTION 2. Chapter 2-45 of the Municipal Code is hereby amended by adding a new Section 2-45-115, as follows:

2-45-115 2015 Affordable requirements.

This section shall apply to any residential housing project for which the city approves a rezoning, sale of city land, or financial assistance, as described in subsection (C), unless such residential housing project is subject to the affordable housing requirements in effect prior to the effective date of this section pursuant to the prefatory clause of Section 2-45-110.

(A) ***Title and purpose***. This section shall be known and may be cited as the "2015 Affordable Requirements Ordinance" or "2015 ARO," and shall be liberally construed and applied to achieve its purpose, which is to expand access to housing for low-income and moderate-income households and to preserve the long-term affordability of such housing.

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

"Affordable" means a sales price or rent less than or equal to the amount at which total monthly housing costs, as specified in the rules and regulations, would total not more than 30% of household income for a household whose income is the maximum allowable for an eligible household.

"Affordable housing" means (1) with respect to rental housing, housing that is affordable to households earning up to sixty percent (60%) of the area median income, and (2) with respect to owner-occupied housing, housing that is affordable to households earning up to one hundred twenty percent (120%) of the area median income. Notwithstanding the foregoing, when a residential housing project receives financial assistance from TIF Funds, "affordable housing" for that project means:

(i) with respect to rental housing, one-half of the housing units required to be affordable are affordable to households earning up to sixty percent (60%) of the area median income, and one-half of the housing units required to be affordable are affordable to households earning up to fifty percent (50%) of the area median income; and

(ii) with respect to owner-occupied housing, one-half of the housing units required to be affordable are affordable to households earning up to one hundred (100%) of the area median income, and one-half of the housing units required to be affordable are affordable to households earning up to eighty percent (80%) of the area median income.

"Affordable housing agreement" means a covenant, lien, regulatory agreement, promissory note, mortgage, deed restriction, right of first refusal, option to purchase or similar instrument, governing how the developer and subsequent owners or occupants of affordable units shall comply with this section.

"Affordable unit" means a housing unit required by this section to be affordable, whether located on-site or off-site and whether a rental unit or an owner-occupied unit.

"Area median income" means the median household income for the Chicago Primary Metropolitan Statistical Area as calculated and adjusted for household size on an annual basis by HUD.

"Authorized agency" means the Chicago Housing Authority, the Chicago Low-Income Housing Trust Fund, or another non-profit agency acceptable to the city, which administers subsidies under HUD's McKinney-Vento Homeless Assistance Grants program, or the Veterans Administration Supportive Housing program, or another housing assistance program approved by the city.

"Chicago Community Land Trust" means the Illinois not-for-profit corporation established by ordinance adopted on January 11, 2006, and published at pages 67997 through 68004 in the

Journal of Proceedings of the City Council of such date, as amended, and having as its primary mission the preservation of long-term affordability of housing units, or any successor organization.

"Commissioner" means the commissioner of the department of planning and development, or his or her designee.

"Common ownership or control" refers to property owned or controlled by the same person, persons, or entity, or by separate entities in which any shareholder, partner, member, or family member, as that term is defined in Sec. 4-284-020, of an investor of the entity owns ten percent (10%) or more of the interest in the property.

"Condominium" means a form of property established pursuant to the Illinois Condominium Property Act.

"Contiguous parcels" means any parcel of land or lot that is (1) touching another parcel or lot at any point, (2) separated from another parcel or lot at any point only by a public or private street, road, or other right-of-way, (3) separated from another parcel or lot at any point only by a public or private utility, service, or access easement, or (4) separated from another parcel or lot only by other real property under common ownership or control which is not subject to the requirements of this section at the time of application for the City approval that triggers the obligation to comply with this section.

"Department" means the department of planning and development or any successor department, acting by or through its commissioner.

"Developer" means the owner, as that term is defined in Sec. 13-4-010, of the residential housing project and, if different from the owner, any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities which develops the residential housing project and, if applicable, provides off-site affordable units, together with their successors and assigns, but does not include a lender or any governmental entity.

"Development" or "develop" means, for purposes of determining whether the requirements of this section are triggered, the construction or substantial rehabilitation of housing units or the conversion of any building into residential condominiums.

"Downtown districts" means the "D" zoning districts as now or hereafter designated in the Chicago Zoning Ordinance, Chapter 17-4 of the Municipal Code.

"Eligibility criteria" means (1) with respect to rental housing, at the time of the first rental by that household, a household earning up to sixty percent (60%) of the area median income; or (2) with respect to owner-occupied housing, at the time of the purchase of the unit, a household earning up to one hundred twenty (120%) of the area median income. Notwithstanding the foregoing, when a residential housing project receives financial assistance from TIF Funds, "eligibility criteria" for that project means:

(i) with respect to rental housing, at the time of the first rental by that household, a household earning up to sixty percent (60%) of the area median income for one-half of the affordable units, and a household earning up to fifty percent (50%) of the area median income for the other half; and

(ii) with respect to owner-occupied housing, at the time of purchase of the unit, a household earning up to one hundred (100%) of the area median income for one-half of the affordable units, and a household earning up to eighty percent (80%) of the area median income for the other half.

"Eligible household" means a household whose combined annual income, adjusted for household size, does not exceed the maximum income specified in the eligibility criteria for the applicable affordable unit.

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

"Higher income census tract" means any census tract that is not a low-moderate income census tract, provided that, if any portion of a higher income census tract is located in a downtown district, that portion of the census tract will be treated as a downtown district for purposes of this section.

"Housing unit" or "unit" means a room or suite of rooms designed, occupied or intended for occupancy as a separate living quarter with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of the occupants of the unit; provided that a "housing unit" does not include (1) dormitories that are owned and operated by or on behalf of an educational institution, (2) hotels as that term is defined in Sec. 13-4-010 of the Municipal Code, or (3) mobile homes.

"HUD" means the United States Department of Housing and Urban Development or any successor department.

"In lieu fee" means a fee in lieu of the establishment of on-site or, if applicable, off-site affordable units, adjusted annually based upon the United States Department of Labor, Bureau of Labor Statistics Consumer Price Index for all Urban Consumers for the Chicago metropolitan area, or some other comparable index selected by the commissioner in his or her reasonable discretion if this index no longer exists.

"Initial sale" means the first sale of an affordable unit by a developer to an eligible household or an authorized agency pursuant to subsection (Q).

"Low-moderate income census tract" means any census tract which is designated by HUD as a "Qualified Census Tract" pursuant to Section 42(d)(5)(C)(ii)(I) of the Internal Revenue Code of 1986, or its successor provision. A Qualified Census Tract is a census tract in which at least half of the households have incomes that are less than sixty percent (60%) of the area median income or have a poverty rate of at least twenty-five percent (25%). The department will publish a list of Qualified Census Tracts, and will update the list at least every five years. If any portion of a low-moderate income census tract is located in a downtown district, that portion of the census tract will be treated as a downtown district for purposes of this section.

"Market-rate unit" means a housing unit in a residential housing project or, if applicable, off-site location that is not an affordable unit as defined in this section, and may sell or rent at any price.

"Off-site" means on a site different from the site of the residential housing project.

"On-site" means on the same site as the residential housing project.

"Planned development" has the same meaning ascribed to that term in Sec. 17-17-02120.

"Residential housing project" means one or more buildings that collectively contain ten or more new or additional housing units on one or more parcels or lots under common ownership or control, including contiguous parcels. A "residential housing project" may be developed in one or more phases and may consist of new construction, substantial rehabilitation, or the conversion of rental housing to condominiums. In determining whether a development constitutes a residential housing project, the department will consider all relevant factors, including whether the development is marketed as a single or unified project, shares common elements, or is a phase of a larger development. The definition of "residential housing project" shall be interpreted broadly to achieve the purposes of this section and to prevent evasion of its terms.

"Rezoning of property" means a change in the zoning of property in any of the following circumstances: (1) to permit a higher floor area ratio than would otherwise be permitted in the base district, including through density bonuses where the underlying base district does not change; (2) to permit a higher floor area ratio or to increase the overall number of housing units than would otherwise be permitted in an existing planned development, as specified in the Bulk Regulations and Data Table, even if the underlying base district for the planned development does not change; (3) from a zoning district that does not allow household living uses to a zoning district that allows household living uses; (4) from a zoning district that does not allow household living uses on the ground floor of a building to a zoning district that permits household living uses on the ground floor; or (5) from a downtown district to a planned development, even if the underlying base district for the property does not change.

"Substantial rehabilitation" means the reconstruction, enlargement, installation, repair, alteration, improvement or renovation of a building, structure or portion thereof requiring a permit issued by the city, provided the cost of the substantial rehabilitation must be $25,000 or more per housing unit.

"TIF Act" means the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time.

"TIF Funds" means incremental ad valorem taxes which, pursuant to the TIF Act, have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof.

"Zoning Ordinance" means Title 17 of the Municipal Code.

(C) ***Applicability; Minimum Percentage of Affordable Units.*** The requirements of this section apply in the following circumstances:

(1) *Rezonings.* Whenever the city approves the rezoning of property, and such property is subsequently developed with a residential housing project, the developer shall be required to establish no less than ten percent (10%) of the housing units in the residential housing project as affordable housing or satisfy the requirements of this section through one of the alternative methods in subsection (F); provided that if a developer also receives financial assistance, the developer instead shall comply with the

requirements of subsection (C)(3). Developers shall not submit piecemeal applications for zoning approval to avoid compliance with this section. The provisions of this subsection (C)(1) shall not apply to any existing residential housing project located on property that was rezoned and thereby converted to a nonconforming use, if the city council approves a change in zoning solely for the purpose of restoring the residential housing project to a conforming use.

(2) *City Land Sales.* Whenever the city sells real property to any developer and such property or any portion thereof is (a) subsequently developed with a residential housing project, or (b) incorporated into a residential housing project site in order to satisfy minimum off-street parking, minimum lot area, setback or other zoning or Municipal Code requirements or standards, the developer shall be required to establish no less than ten percent (10%) of the housing units in the residential housing project as affordable housing or satisfy the requirements of this section through one of the alternative methods in subsection (F); provided that if a developer also receives financial assistance, the developer instead shall comply with the requirements of subsection (C)(3).

(3) *Financial Assistance.* Whenever the city provides financial assistance to any developer in connection with the development of a residential housing project, the developer shall be required to establish no less than twenty percent (20%) of the housing units in the residential housing project as affordable housing or satisfy the requirements of this section through one of the alternative methods in subsection (F).

(D) ***Application of 2015 ARO to Existing Buildings.*** In the case of existing buildings subject to the requirements of subsection (C), subsection (C) shall apply as follows:

(1) for an existing building that contains housing units at the time of the approval of a zoning change, only the additional housing units permitted by the rezoning are subject to the affordable housing requirement;

(2) for an existing building that contains a mixed-use occupancy with one use being residential at the time of the approval of the zoning change, only the additional housing units permitted by the rezoning are subject to the affordable housing requirement; or

(3) for an existing building with respect to which the developer has received financial assistance or has purchased city land, the entire building is subject to the affordable housing requirement.

(E) ***Relationship between 2015 ARO and Affordable Housing Density Bonus.*** For every residential housing project subject to the requirements of subsection (C), and also eligible for an affordable housing floor area bonus pursuant to Sec. 17-4-1004-B, the developer shall be required to comply with the requirements of both provisions. Notwithstanding the foregoing, any in lieu fees collected under Sec. 17-4-1004-C may be applied as a credit against any in lieu fees due under this section.

(F) ***Methods of Compliance.***

(1) *Low-Moderate Income Census Tracts.* In low-moderate income census tracts, a developer subject to the provisions of subsection (C) must provide at least 25%

of the required affordable units on-site. The developer may satisfy the balance of its affordable housing obligation through: (a) the establishment of additional on-site affordable units; (b) payment of a fee in lieu of the establishment of on-site affordable units in the amount of $50,000 per unit; or (c) any combination thereof.

(2) *Higher income Census Tracts.* In higher income census tracts, a developer subject to the provisions of subsection (C) must provide at least 25% of the required affordable units on-site or off-site. The developer may satisfy the balance of its affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of affordable units; or (c) any combination thereof. The amount of the in lieu fee shall be $125,000; provided that, if the developer provides and then sells or leases at least 25% of the required affordable units in the residential housing project to an authorized agency pursuant to subsection (Q), the in-lieu fee shall be reduced to $100,000 per unit. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a one-mile radius from the residential housing project and in the same or a different higher income census tract or downtown district.

(3) *Downtown Districts – Rental Units.* In the downtown districts, a developer of rental units subject to the provisions of subsection (C) must provide at least 25% of the required affordable rental units on-site or off-site. The developer may satisfy the balance of its affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable rental units; (b) payment of a fee in lieu of the establishment of affordable rental units; or (c) any combination thereof. The amount of the in lieu fee shall be $175,000 per unit; provided that, if the developer sells or leases at least 25% of the required affordable rental units in the residential housing project to an authorized agency pursuant to subsection (Q), the in-lieu fee shall be reduced to $150,000 per unit. If the developer elects to provide affordable rental units off-site, the off-site affordable rental units must be located within a one-mile radius from the residential housing project and in a downtown district or higher income census tract.

(4) *Downtown Districts – Owner-Occupied Units.* In the downtown districts, a developer of owner-occupied units subject to the provisions of subsection (C) may establish affordable housing by one or more of the following: (a) the establishment of affordable owner-occupied units as part of the residential housing project; (b) the establishment of off-site affordable owner-occupied units; (c) payment of a fee in lieu of the establishment of on-site or off-site affordable owner-occupied units; or (d) any combination thereof. The amount of the in lieu fee shall be $175,000 per unit; provided that, if the developer sells or leases at least 25% of the required affordable units in the residential housing project to an authorized agency pursuant to subsection (Q), the in-lieu fee shall be reduced to $150,000 per unit; and provided further that, if the developer elects not to provide a minimum of 25% of the required affordable owner-occupied units either on-site or off-site, the in-lieu fee shall be increased to $225,000 per unit. If the developer elects to provide affordable owner-occupied units off-site, the off-site affordable units may be located anywhere in the city, subject to the department's approval.

(G) ***Affordable Housing Opportunity Fund.*** The in lieu fees and other fees collected under this section, Sec. 2-45-110, and Sec. 17-4-1004 shall be deposited in the Affordable Housing Opportunity Fund, unless required to be deposited into another fund pursuant to federal or state law. All annual revenues of the Affordable Housing Opportunity

Fund shall be reserved and utilized exclusively to pay the administrative and monitoring costs and expenses of this section, Sec. 2-45-110, and Sec. 17-4-1004 and, after subtracting such costs and expenses, as follows:

(1) fifty percent (50%) shall be used for the construction, rehabilitation or preservation of affordable housing; and

(2) fifty percent (50%) shall be contributed to the Chicago Low-Income Housing Trust Fund or a successor organization.

(H) ***Duration of Affordability Restrictions.*** The affordable units required by this section shall continue to be affordable housing for a minimum period of 30 years after the initial sale or rental of the affordable unit, as follows:

(1) In the case of owner-occupied housing, the owner of the affordable unit at the expiration of the 30-year affordability period shall have the option, when the owner elects to sell, of (a) paying an amount equal to fifty percent (50%) of the difference between the affordable unit's market value and its affordable price, as determined at the time of such sale, in which event the department will release the affordable housing agreement recorded against the unit, or (b) in lieu of paying the amount specified in (a), selling the unit to an eligible household at an affordable price, subject to an affordable housing agreement in the city's then-current form.

(2) In the case of rental housing, the affordability period is 30 years after the initial rental; provided that if the affordable unit is converted to a condominium unit within 30 years after its initial rental, such units shall be subject to the provisions of this section that apply to owner-occupied units and a new affordability period of 30 years shall begin on the date of the initial sale of such condominium unit.

(3) Notwithstanding subsection (H)(1), if the owner of the affordable unit occupies the affordable unit as his principal residence for a continuous period of 30 years, the city shall release the affordable housing agreement without further obligation on the owner's part.

(I) ***Eligibility Criteria.*** Except for the sale or lease of affordable units to an authorized agency pursuant to subsection (Q), all affordable units required under this section shall be leased or sold only to eligible households.

(J) ***Tax Increment Financing.***

(1) With respect to the development of residential housing projects and planned developments assisted by the city with TIF Funds in redevelopment project areas established pursuant to the TIF Act, to the extent that the requirements of this section conflict with any TIF guidelines now or hereinafter in effect, the TIF guidelines shall prevail.

(2) To the extent that redevelopment plans approved pursuant to the TIF Act provide that developers who receive TIF Funds for market rate housing set aside twenty percent (20%) of the units to meet affordability criteria established by the department (or any successor or predecessor city department), the requirements of this section shall be deemed to be such affordability criteria and shall supersede all others.

(K) ***Compliance Required Prior to Issuance of Building Permit.*** Prior to the issuance of a building permit for any residential housing project subject to the affordable housing requirements of this section, including, without limitation, excavation or foundation permits, the developer shall do one or both of the following, as applicable:

(1) pay an amount equal to the required fee in lieu of establishing on-site or, if applicable, off-site affordable units pursuant to subsection (F); or

(2) execute and record an affordable housing agreement against the residential housing project or off-site location to secure the requirements of this section relating to the establishment of on-site or, if applicable, off-site affordable units.

(L) ***Affordable Housing Agreement.*** The affordable housing agreement required pursuant to subsection (K) shall be recorded against the residential housing project and, if applicable, the off-site affordable units, and shall run with the land and be binding on successors and assigns; provided, however, in the case of projects with owner-occupied units, the city shall periodically release the agreement from the market-rate units to permit the sale of such units in accordance with this section. Each affordable housing agreement shall:

(1) specify the number, type, location, size and phasing of construction of all affordable units and such other information as the department requires to determine the developer's compliance with this section;

(2) specify maximum qualifying incomes and maximum affordable rents or sales prices, and include resale and refinancing procedures and limitations;

(3) include provisions for income certification of potential purchasers or renters of affordable units;

(4) limit the rental or sale of affordable units for the affordability period;

(5) for rental projects, require the developer to submit an annual report to the department including the name, address, and income of each household occupying an affordable rental unit and identifying the monthly rent of each affordable rental unit;

(6) authorize a release of the affordability restrictions following foreclosure or other transfer in lieu of foreclosure if required as a condition to financing pursuant to procedures set forth in the rules and regulations;

(7) describe remedies for breach of the agreement; and

(8) include any other provisions required by the city to document the obligations imposed by this section.

(M) ***Chicago Community Land Trust.*** The department may delegate to the Chicago Community Land Trust the administration of this section.

(N) ***Enforcement Provisions.***

(1) Failure by the developer to pay the required fee in lieu, or provide the on-site or off-site affordable units required by this section, or sell or rent such affordable units in accordance with the requirements of this section, shall be a violation of this section punishable by a fine in an amount equal to two times the payment of fees in lieu required in subsection (F) and, in the case of a residential real estate developer licensed pursuant to Chapter 4-40 of the Municipal Code or any successor chapter, the revocation of the developer's residential real estate developer license.

(2) Upon the rental of any affordable unit at a rental price that is not affordable, or to a household that does not meet the eligibility criteria, the owner shall pay a fee of $500.00 per unit per day for each day that the owner is in noncompliance.

(3) In addition to or instead of any other available remedy, the city may seek an injunction or other equitable relief in court to stop any violation of this section and to recover any funds improperly obtained from any sale or rental of an affordable unit in violation of this section, plus costs and interest at the rate prescribed by law from the date a violation occurred.

(4) The city may seek such other remedies and use other enforcement powers, as allowed by law. The remedies and enforcement powers established in this section are cumulative, and the city may exercise them in any order.

(5) Any fines or penalties imposed by the city for a violation of this section, and any fees collected under this section, shall be deposited into the Affordable Housing Opportunity Fund, unless required to be deposited into another fund pursuant to federal or state law, and shall be used and disbursed in accordance with subsection (G).

(O) ***Rules and Regulations***. The commissioner is authorized to adopt such rules and regulations as the commissioner may deem necessary for the proper implementation, administration and enforcement of this section.

(P) ***Hardship Waiver***. The commissioner shall have discretion, in certain limited circumstances as specified in the rules and regulations, to waive, adjust or reduce the requirements of this section, including, without limitation, the income eligibility, resale price and other affordability covenants and restrictions, for developers or owners of affordable units who have used good faith efforts to comply with such requirements. The commissioner shall exercise his discretion in the best interests of the city and with the goal of balancing long-term affordability and private investment. The rules and regulations shall set forth criteria for granting waivers, adjustments and reductions, such as establishing a minimum time period that developers and owners must market affordable units, establishing criteria related to unusual economic or personal circumstances, and providing a maximum percentage for the increase above the maximum income limit or resale price currently allowed.

(Q) ***Sale or Rental to Authorized Agency***. Affordable units required to be provided pursuant to this section may be sold or leased to an authorized agency, subject to the following provisions:

(1) The initial sale or lease of affordable units to the authorized agency is not subject to the price restrictions set forth in this section. Instead, the developer may sell or rent affordable units to the authorized agency at any price, similar to market-rate units.

(2) The authorized agency must sign a 30-year lease or, if the unit is purchased, record a 30-year deed restriction or similar instrument guaranteeing that all affordable units will be leased to households that meet the income eligibility requirements for rental housing under this section for a minimum of 30 years, and may not sell, transfer, or otherwise dispose of the affordable units.

(3) The authorized agency must submit a report on an annual basis to the commissioner that provides the following information and any additional information requested by the commissioner: number of affordable units currently in the authorized agency's inventory and the monthly rental rate for each affordable unit, information concerning each tenant household's composition and gross income, affordable unit operating expenses and revenues received by the authorized agency.

(R) ***Applying Percentages; Fractional Units***. Calculations of the number of affordable units required by this section shall be based on the total number of housing units in the residential housing project, including any density bonus units. Where the application of the percentage requirements of this section results in a fractional housing unit, the developer shall round up to the nearest whole number for any portion of 0.5 or above and round down to the nearest whole number for any portion less than 0.5.

(S) ***Projects with Both Owner-Occupied and Rental Units***. When a residential housing project includes both owner-occupied and rental units, the provisions of this section that apply to owner-occupied projects shall apply to that portion of the project that consists of owner-occupied units, while the provisions of this section that apply to rental projects shall apply to that portion of the project that consists of rental units; provided, however, with the commissioner's approval, a developer may provide rental units where the developer would otherwise be required to provide owner-occupied units, in which event such units shall be subject to the provisions of this section that apply to rental projects.

(T) ***Supplemental Incentives for On-Site Affordable Units in Transit-Served Locations.*** Residential housing projects in transit-served locations, as defined in Sec. 17-10-0102-B, that qualify for and are granted the floor area bonuses set forth in Sec. 17-3-0403-B (for projects in B dash 3 and C dash 3 districts) or Sec. 17-4-0405-C (for projects in D dash 3 districts), and that provide at least 50% of the required affordable units on-site, are eligible for supplemental incentives under Sec. 17-3-0403-C (additional FAR increase in B dash 3 and C dash 3 districts), Sec. 17-3-0408-B.2 (additional building height increase in B dash 3 and C dash 3 districts), Sec. 17-4-0405-D (additional FAR increase in D dash 3 districts) and Sec. 17-10-0102-B.2 (additional parking reduction in B dash 3, C dash 3 and D dash 3 districts).

(U) ***Standards for Affordable Units.*** Affordable units required to be provided pursuant to this section shall comply with the following standards, as may be detailed further in the rules and regulations:

(1) Affordable units shall be reasonably dispersed throughout the residential housing project, such that no single building or floor therein has a disproportionate percentage of affordable units.

(2) Except as permitted in subsection (S), residential housing projects which contain owner-occupied units must provide affordable owner-occupied units, and residential housing projects which contain rental units must provide affordable rental units.

(3) Affordable units shall be comparable to the market rate units in the residential housing project in terms of unit type, number of bedrooms per unit, quality of exterior appearance, energy efficiency, and overall quality of construction; provided, however, with the commissioner's approval, in a residential housing project which contains single-family detached homes, affordable units may be attached homes rather than detached homes and lots for affordable units may be smaller than lots for market-rate units (consistent with applicable zoning), and in a residential project which contains attached multi-story housing units, affordable units may contain only one story.

(4) Affordable units may have different interior finishes and features than market-rate units in the residential housing project, as long as they are durable, of good and new quality, and are consistent with then-current standards for new housing.

(5) Affordable units shall have access to all on-site amenities available to market rate units, including the same access to and enjoyment of common areas and facilities in the residential housing project.

(6) Affordable units shall have functionally equivalent parking when parking is provided to the market rate units in the residential housing project.

(7) Affordable units shall be constructed, completed, ready for occupancy, and marketed concurrently with or prior to the market rate units in the residential housing project or phase thereof. As used in this section, "concurrently" means that a proportionate share of affordable units shall be completed for each group of market rate units completed at 25%, 50%, 75% and final completion of the residential housing project. The commissioner may approve an alternative timing plan if the commissioner determines, in his or her sole discretion, that that there is no economically feasible way to comply with the phasing requirements, in which event the developer shall post a bond or similar security in an amount equal to one and one-half times the required in lieu fee to secure the completion of such units.

(8) The marketing requirements and procedures for affordable units shall be contained in the rules and regulations.

(9) The rules and regulations may specify occupancy standards for affordable units of different bedroom sizes, and may require that prospective purchasers complete homebuyer education training or fulfill other requirements.

(V) ***Additional Standards for Off-Site Affordable Units.*** With the commissioner's approval, a developer of a residential housing project in a downtown district or higher income census tract may satisfy all or part of its affordable housing obligation through the establishment of off-site affordable units, subject to the following standards, as may be detailed further in the rules and regulations:

(1) The developer may either build new affordable units, or purchase and convert existing market-rate units to affordable units. In either case, the construction or acquisition and rehabilitation budget for the off-site affordable units must equal or exceed the in lieu fee that would otherwise be due pursuant to subsection (F).

(2) Off-site affordable units must meet all of the requirements set forth in this section for on-site affordable units, except that (a) off-site locations are not subject to (U)(1), and (b) all off-site affordable units for a residential housing project must receive certificates of occupancy prior to issuance of the first certificate of occupancy for the market-rate units in the residential housing project.

(3) The off-site location shall be appropriately zoned to allow for the proposed project. No increase in density, financial assistance or other assistance from the city shall be required in order to accommodate the off-site affordable units, provided that, in low-moderate income census tracts, the city may transfer land for the establishment of off-site affordable units.

(4) Developers must pay a fee of $10,000 per unit to pay the expenses of the department in connection with monitoring and administering compliance with the requirements of this subsection. Any fees collected under this subsection shall be deposited into the Affordable Housing Opportunity Fund and used and disbursed in accordance with subsection (G).

SECTION 3. Section 17-3-0403 of Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by adding a new Section 17-3-0403-C, as follows:

17-3-0403 Floor Area Ratio.

(Omitted text is unaffected by this ordinance.)

17-3-0403-C Additional FAR Increase for On-Site Affordable Housing Units in Transit-Served Locations. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115, that (1) qualify for and are a granted a *floor area ratio* increase of 0.5 under Sec. 17-3-0403-B above, and (2) provide at least 50% of the required affordable units on-site, may increase the maximum *floor area ratio* standard by an additional 0.25 to 3.75. This *floor area ratio* increase is allowed only if the project complies with all of the requirements of a transit-served location pursuant to Sec. 17-10-0102-B, and is reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600.

SECTION 4. Section 17-3-0408 of the Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

17-3-0408 Building Height.

(Omitted text is unaffected by this ordinance.)

17-3-0408-B **Building Height Increases for Transit-Served Locations**.

1. All projects in B dash 3 and C dash 3 districts that reduce vehicular parking from the otherwise required minimum parking standard by 50% for residential uses or 50% or more for non-residential uses, pursuant to Sec. 17-10-0102-B, are eligible for increases in maximum *building height* as established in the table below. These building height increases are allowed only if the project is reviewed and approved in accordance with the Type I Zoning Map Amendment procedures of Sec. 17-13-0302.

2. All projects in B dash 3 and C dash 3 districts subject to Sec. 2-45-115

that (a) qualify for and are granted a *building height* increase under Sec. 17-3-0408-B.1 above, and (b) provide at least 50% of the required affordable units on-site, are eligible for additional increases in maximum *building height* as established in the table below. These *building height* increases are allowed only if the project complies with all of the requirements of a transit-served location pursuant to Sec. 17-10-0102-B, and is reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600.

	Maximum Building Height (feet)			
District	**Lot frontage of 25 feet or less**	**Lot frontage of more than 25 and less than 50 feet**	**Lot frontage of 50 to 99.9 feet**	**Lot frontage of 100 feet or more**
Buildings with Ground-Floor Commercial Space that Complies with Sec. 17-3-0305				
Dash 3	50	55	70	75
Dash 3- Sec. 2-45-115 Units	55	60	75	80
Buildings without Ground-Floor Commercial Space that Complies with Sec. 17-3-0305				
Dash 3	50	50	65	70
Dash 3- Sec. 2-45-115 Units	55	55	70	75

(Omitted text is unaffected by this ordinance.)

SECTION 5. Section 17-4-0405 of the Zoning Ordinance is hereby amended by adding a new Section 17-4-0405-D, as follows:

17-4-0405 Floor Area Ratio.

(Omitted text is unaffected by this ordinance.)

17-4-0405-D Additional FAR Increase for On-Site Affordable Housing Units in Transit-Served Locations. All projects in D dash 3 districts subject to Sec. 2-45-115 that (1) qualify for and are granted a *floor area ratio* increase of 0.5 under Sec. 17-4-0405-C above, and (2) provide at least 50% of the required affordable units on-site, may increase the maximum *floor area ratio* standard by an additional 0.25 to 3.75. This *floor area ratio* increase is allowed only if the project complies with all of the requirements of a transit-served location pursuant to Sec. 17-10-0102-B, and is reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600.

SECTION 6. Section 17-4-1004 of the Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

17-4-1004 Affordable Housing.

(Omitted text is unaffected by this ordinance.)

17-4-1004-B Eligibility Criteria.

1. *Residential buildings* in DR districts with a dash 5, 7 or 10 suffix are eligible to receive floor area bonuses for affordable housing~~, subject to the standards of Sec. 17-4-1004-E~~. ~~The affordable housing and adopt-a-landmark floor area bonuses are the only bonuses available to such buildings.~~

2. *Residential buildings* in DX districts with a dash 5, ~~or~~ 7, or 10 suffix are eligible to receive floor area bonuses for affordable housing~~, subject to the standards of Sec. 17-4-1004-E~~. ~~The affordable housing and adopt-a-landmark floor area bonuses are the only bonuses available to such buildings.~~

3. *Residential buildings* in DX or DC districts with a dash 12 or 16 suffix are eligible to receive floor area bonuses for affordable housing~~, subject to the standards of Sec. 17-4-1004-E~~. Moreover, the affordable housing floor area bonus must be used by such *residential buildings* to obtain at least 20% of the total requested floor area bonus.

4. Nonresidential buildings in DX districts with a dash 7 or 10 suffix are eligible to receive floor area bonuses for affordable housing~~, subject to the standards of Sec. 17-4-1004-E~~. Such *buildings* are not required to use the affordable housing floor area bonus.

5. Nonresidential buildings in DX or DC districts with a dash 12 or 16 suffix are eligible to receive floor area bonuses for affordable housing~~, subject to the standards of Sec. 17-4-1004-E~~. Such *buildings* are not required to use the affordable housing floor area bonus.

17-4-1004-C Bonus Formula

~~1. The floor area bonus for affordable housing is calculated as follows: Bonus Floor Area = (sum of the on-site floor area improved with affordable housing units) × 4.0, or~~

1~~2~~. ~~Alternatively, in the case of c~~Cash payments shall be made to the City of Chicago Affordable Housing Opportunity Fund to satisfy the requirements of this bonus. Any payments collected under this Sec. 17-4-1004-C shall be used and disbursed in accordance with subsection (G) of Sec. 2-45-115.~~, f~~ Floor area bonuses will be based on a financial contribution that reflects the value of land within the surrounding area, based on the following formula:

Cost of 1 square foot of floor area = 80% x median cost of land per buildable square foot

2~~3~~. The cost of land must be based on sale prices within the most recent 5 years, as provided by the Department of Planning and Development.

3~~4~~. The Commissioner of Planning and Development is responsible for updating estimates of land values annually.

4. *Property owners* must pay the required cash contribution before the issuance of building permits for the construction of the subject buildings.

5. Cash payments made under this Sec. 17-4-1004-C may be applied as a credit against any in lieu fees due under Sec. 2-45-115.

~~**17-4-1004-D Rezoning to Higher (FAR) District.** Property in a DC, DX or DR district that is rezoned to a zoning classification that allows a higher *base floor area ratio* and is subsequently developed with additional residential *dwelling units* must provide on-site affordable housing units or make cash contributions to the city's Affordable Housing Opportunity Fund in accordance with the standards of this subsection; provided that the developer of every residential housing project, as that term is defined in section 2-45-110, and every planned development subject to the provisions of this subsection and section 2-45-110 may elect to comply with the affordable housing requirement provisions of section 2-45-110 instead.~~

~~1. Provision of Affordable Housing Units On-Site. If the requirement to provide affordable housing units or contribute to the city's Affordable Housing Opportunity Fund is to be met by providing affordable housing units on site, the total floor area devoted to affordable housing units must equal at least 25% of the total increase in floor area allowed by the rezoning. Such units are not eligible for floor area bonuses but are subject to the standards of Sec. 17-4-1004-E.~~

~~2. Cash Payments. If this requirement is to be met through a cash payment to the City of Chicago Affordable Housing Opportunity Fund, such payment must reflect the value of land within the surrounding area and be based on the following formula: increase in allowable floor area resulting from rezoning × 80% of the median cost of land per buildable square foot.~~

~~3. Acknowledgment of Affordable Housing Requirements. Except as expressly stated in paragraph 17-4-1004-D4 below, before approval of an ordinance rezoning property to a DC, DX or DR district that allows a higher *base floor area ratio*, the subject *property owner* must provide written acknowledgment, in a form approved by the Corporation Counsel, of the *property owner*'s obligation to provide affordable housing units or contribute to the city's Affordable Housing Opportunity Fund if any residential *dwelling units* are constructed on the subject property.~~

~~4. Exemption for Nonresidential Constriction. Property that is rezoned to a zoning classification that allows a higher *base floor area ratio* but which is developed solely for nonresidential use will not be required to provide affordable housing units or make payments to the city's Affordable Housing Opportunity Fund.~~

~~**17-4-1004-E Standards.** Buildings that meet the eligibility criteria of Sec. 17-4-1004-B and that provide affordable housing or contribute the city's Affordable Housing Opportunity Fund are eligible for floor area bonuses provided they comply with the following standards. These standards also apply to projects that are subject to 17-4-1004-D~~.

~~1. Financial Assistance. Projects that receive city financial assistance to provide affordable housing are eligible for affordable housing floor area bonuses; provided that any payment of fees in lieu or the creation of on-site affordable housing units required as a condition of the financial assistance shall not count as payment of fees in lieu or the creation of on-site affordable housing units for purposes of the affordable housing floor area bonus.~~

~~2. Relationship to Mandatory Affordable Housing Standards. Projects that are required to provide affordable housing by other city ordinances are eligible for affordable~~

~~housing floor area bonuses; provided that any payment of fees in lieu or the creation of on-site affordable housing units required by such city ordinance shall not count as payment of fees in lieu or the creation of on-site affordable housing units for purposes of the affordable housing floor area bonus unless the project is a residential housing project or planned development subject to the provisions of section 2-45-110 that is meeting its affordable housing requirement pursuant to that section.~~

~~3. Rents and Sales Prices. The Department of Planning and Development is authorized to establish rents and sales prices for affordable housing units provided pursuant to this section in accordance with the following:~~

~~(a) For rental housing units, rents (including tenant-paid heat) must be affordable to *households* earning up to 60% of the median income reported for the Chicago Primary Metropolitan Statistical Area.~~

~~(b) For owner-occupied housing units, total monthly housing costs (including mortgage principal, interest, property taxes and property insurance) must be affordable for *households* earning up to 100% of the median income reported for the Chicago Primary Metropolitan Statistical Area.~~

~~4. Income Levels. The Department of Planning and Development is authorized to establish *household* income levels to be used in administering and enforcing the standards of this section.~~

~~5. Term. The minimum guaranteed term for continued affordability of affordable housing units must be no less than 30 years, unless the affordable housing units are placed in or administered by the CLT, as that term is defined in section 2-44-090. The initial rental or sale of such affordable housing units placed in or administered by the CLT shall be subject to the income eligibility and price restrictions set forth in this section, but the resale or transfer of such affordable housing units shall be governed by the terms of a restrictive covenant, long-term ground lease, or similar instrument, designed to balance the competing goals of long-term affordability and providing a fair return on the homeowner's investment.~~

~~6. Timing of Cash Payments and Financial Guarantees. *Property owners* that are subject to the affordable housing standards of this section must pay the required cash contribution or provide a performance bond or other security ensuring construction of the affordable housing units before the issuance of building permits for the construction of the subject buildings. Such bond or security must be:~~

~~(a) in an amount equal to the cash contribution required under Sec. 17-4-1004-C2 or Sec. 17-4-1004-D2, whichever is applicable; and~~

~~(b) released after the commissioner of planning and development has certified that the on- site affordable housing units have been created.~~

~~7. Timing of Construction. Affordable housing units provided on-site must be available for occupancy before or at the same time as market-rate units. Time schedules for construction of affordable housing units must be provided for large-scale *planned development* projects.~~

~~8. Design Guidelines.~~

~~(a) Affordable housing units provided on-site should be reasonably dispersed in the project.~~

~~(b) Affordable housing units provided on site must be similar in general exterior appearance to market-rate units within the project.~~

~~(c) Affordable housing units provided on-site may have different interior amenities than market-rate units, provided they comply with all applicable housing and building codes.~~

~~(d) The percentage of affordable units that are *efficiency*, studio or one bedroom units should not exceed the percentage of market-rate units that are *efficiency*, studio or one bedroom units.~~

~~9. Affordable Housing Agreements. Sponsors of Affordable Housing Projects must enter into an Affordable Housing Agreement with the Department of Planning and Development, in form approved by the Corporation Counsel. The Affordable Housing Agreement will include the following:~~

~~(a) data on the number of affordable housing units by type, location, and number of bedrooms;~~

~~(b) standards for maximum qualifying incomes and maximum affordable rents or affordable sales prices;~~

~~(c) a description of any floor area bonus, *density* bonus or any other regulatory or financial incentives provided by the city;~~

~~(d) identification of the party responsible for certifying rents and sales prices of affordable units, and the process that will be used to certify incomes of tenants and purchasers of such units;~~

~~(e) the schedule for construction and occupancy of affordable housing units;~~

~~(f) a description of the manner in which vacancies will be marketed and filled, including screening and qualifying prospective renters and purchasers of affordable units; and~~

~~(g) a description of remedies for breach of the agreement by either party.~~

~~10. Administration and Enforcement.~~

~~(a) The Department of Buildings may not approve an application for a building permit in any development receiving a floor areas bonus for affordable housing units until the Department of Planning and Development provides written verification that the applicant has submitted all necessary agreements and complied with all applicable affordable housing standards.~~

~~(b) Upon the resale or transfer of any affordable housing unit (1) at a price above the sales price limits established by the Department of Planning and Development or (2)~~

~~to a *household* that does not meet the income eligibility criteria of the Department of Planning and Development, the seller or transferor must pay an amount equal to the difference, at the time of the initial sale, between the affordable housing unit's market value and its affordable housing price plus 3% per year interest from the date the initial sale on that difference.~~

~~(c) Upon the rental of any affordable housing unit (1) at a price above the rental price limits established by the Department of Planning and Development or (2) to a *household* that does not meet the income eligibility criteria of the Department of Planning and Development, the *property owner* will be subject to a fee of $500.00 per housing unit per day for each day that the *property owner* is in noncompliance. Before the assessment of this authorized fee, the *property owner* must be given 90 days, after written notice from the Commissioner of Planning and Development, to cure the noncompliance. If, after 90 days, the *property owner* fails to cure the noncompliance, the fees will be assessed from the first day of noncompliance. The 90-day time period to cure the noncompliance may be extended by the Commissioner of Planning and Development for good cause.~~

~~11. Annual Reports (Rental Units). The *property owner* or qualifying sponsor must submit an annual report to the Department of Planning and Development, which includes the name, address, and income of each person occupying an affordable rental housing unit and that identifies the monthly rent of each affordable rental housing unit.~~

~~12. Administrative Rules. The Department of Planning and Development must publish administrative rules governing administration and interpretation of the affordable housing bonus provision of this section.~~

~~**17-4-1004-F Affordable Housing Requirement.** The developer of every planned development and every residential housing project, as that term is defined in section 2-44-090, subject to the provisions of section 2-44-090 shall comply with the requirements of section 2-44-090, if applicable, unless the developer elects to comply with the affordable housing requirement provisions of section 17-4-1004 instead.~~

SECTION 7. Section 17-8-0500 of the Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language, as follows:

17-8-0500 Mandatory planned development thresholds.

(Omitted text is unaffected by this ordinance.)

17-8-0512 B. Downtown Zoning Districts

Zoning District	**Residential Building Height Threshold (feet)**	**Nonresidential Building Height Threshold (feet)**
D dash 3	~~75~~ <u>80</u>	90
D dash 5	130	150
D dash 7	155	180
D dash 10	220	310

DX-12	330	390
DC-12	330	470
DX-16	440	520
DC-16	440	600

(Omitted text is unaffected by this ordinance.)

17-8-0516 Floor Area Increases for Transit-Served Locations. *Planned development* review and approval is required for any development in B dash 3 and C dash 3 districts requesting a floor area increase under Sec. 17-3-0403-B and Sec. 17-3-0403-C. *Planned development* review and approval is also required for any development in D dash 3 districts requesting a floor area increase under Sec. 17-~~3~~4-0405-C and Sec. 17-4-0405-D.

SECTION 8. Section 17-10-0102-B of the Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language as follows:

17-10-0102-B Transit-Served Locations.

1. In B, C or D districts, minimum off-street automobile parking ratios for residential uses may be reduced by up to 50 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 600 feet of a CTA or METRA rail station entrance or within 1,200 feet of a CTA or METRA rail station entrance when the subject building is located along a *pedestrian street* or a pedestrian retail *street*.

2. In B dash 3, C dash 3 and D dash 3 districts, minimum off-street automobile parking ratios for residential uses may be reduced by up to 75 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 600 feet of a CTA or METRA rail station entrance or within 1,200 feet of a CTA or METRA rail station entrance when the subject building is located along a *pedestrian street* or a pedestrian retail *street* for projects subject to Sec. 2-45-115 that provide at least 50% of the required affordable units on-site.

~~2.~~3. In B, C, D or M districts, minimum off-street automobile parking ratios for non-residential uses may be reduced by up to 100 percent from the otherwise applicable standards for new construction or rehabilitation or reuse of existing structures located within 600 feet of a CTA or METRA rail station entrance or within 1,200 feet of a CTA or METRA rail station entrance when the subject building is located along a *pedestrian street* or a pedestrian retail *street*. Any reduction in minimum off-street automobile parking ratios in excess of 50% under this Section 17-10-0102~~00~~-B.~~2~~3 shall be approved only as an Administrative Adjustment under the provisions of Section 17-13-1003-EE. Any party requesting a reduction in excess of 50% under this Section 17-10-0102-B.~~2~~3 shall provide notice to the alderman of the ward in which the subject property is located, and no such reduction shall be approved until at least 10 days after the date that such notice was delivered to the alderman.

~~3.~~4. Vehicular parking ratio reductions for transit-served locations are authorized only when the subject development includes at least one bicycle parking space for each automobile parking space that would otherwise be required under the applicable standards of Section 17-10-0200. When such calculations result in a bicycle parking requirement in excess of 50 bicycle parking spaces, the limits described in Section 17-10-0301-B shall not apply. All bicycle parking design is subject to the regulations of Section 17-10-0302.

~~4~~.5. The 600-foot and 1,200-foot distances specified in this section must be measured along a straight line between the rail station entrance and the entrance of the building for which the parking reduction is requested.

~~5~~.6. In the RM6 or RM6.5 districts, the required parking may be reduced as approved in a Planned Development or by the Zoning Administrator pursuant to a Type I Rezoning Ordinance for developments which meet all of the following criteria:

a. qualify for and are approved pursuant to the Planned Development provisions of Chapter 17-8 or for Type I rezoning under the provisions of Section 17-13-0302;

b. are located within 250 feet of an entrance to a CTA or Metra rail station, as measured from the nearest boundary of the lot to be developed;

c. include in the building or buildings to be constructed or rehabilitated at least one bicycle parking space for each automobile parking space that would otherwise be required under Section 17-10-0200; and

d. provide additional alternatives to automobile ownership, such as car-sharing vehicles or other shared modes of transportation.

SECTION 9. Section 17-13-1003 of the Zoning Ordinance is hereby amended by deleting the struck-through language and inserting the underscored language as follows:

17-13-1003 Authorized Administrative Adjustments. The Zoning Administrator has the authority to review and approve the following *administrative adjustments*:

(Omitted text is unaffected by this ordinance.)

17-13-1003-EE Parking Reduction for Transit-Served Locations.

(Omitted text is unaffected by this ordinance)

2. Such an *administrative adjustment* may be approved only when the Zoning Administrator determines that the ~~subject building is located along a *pedestrian street* or a pedestrian retail *street*~~ proposed parking reduction meets the general approval criteria of 17-13-1007-B.

(Omitted text is unaffected by this ordinance.)

SECTION 10. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code, or any portion thereof, is in conflict with any provision of this ordinance, the provisions of this ordinance control. If any section, paragraph or provision of this ordinance shall be held invalid by any court, that invalidity shall not affect the remaining provisions of this ordinance.

SECTION 11. This ordinance shall be in full force and effect 90 days after its passage and publication.

City of Chicago

Office of the City Clerk

Document Tracking Sheet

O2014-9766

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of Municipal Code Section 17-9-0117 regarding coke and coal bulk materials throughput reporting requirements
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ZON.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance amending Chapter 17-9 of the Municipal Code regarding throughput reporting requirements.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, Owners and operators of facilities engaged in coke & coal bulk material uses in Chicago have cited studies they claim demonstrate that petroleum coke ("petcoke") from such facilities does not migrate into the surrounding areas; and

WHEREAS, Experts retained by the City conducted a study using the most advanced methods available to evaluate dust samples collected in residential neighborhoods surrounding coke & coal bulk material use facilities, and found evidence of petcoke; and

WHEREAS, The City's retained experts determined that the sampling methods utilized by coke & coal bulk material use facilities to demonstrate the absence of petcoke in surrounding neighborhoods are flawed, because such sampling is unlikely to detect the substance due to the many years of aerial deposition required before petcoke accumulates in concentrations detectable using that methodology; and

WHEREAS, The City's retained experts identified gaps in the air monitoring programs implemented by coke & coal bulk material use facilities to measure the potential impact of fugitive dust on private residences located nearby; and

WHEREAS, Migration of dust from petcoke, coke, and coal uses negatively impacts nearby residents' quality of life, subjecting them to severe inconvenience and unpleasantness by blackening homes and vehicles, and impairing their enjoyment of their properties and their ability to utilize outdoor spaces; and

WHEREAS, In addition to its impact on nearby residents' quality of life, migration of dust from petcoke, coke, and coal uses reduces the value of those residents' properties and inhibits economic development in their neighborhoods; and

WHEREAS, Each month, an average of at least 348,292 tons – the equivalent of 17,414 truckloads of petcoke, coal, and coke – enters the City, bound for open-air facilities located within a range of 280 to 405 feet from residential neighborhoods; and

WHEREAS, Owners and operators of coke & coal bulk material use facilities have made little progress toward compliance with the building enclosure requirements imposed by the bulk solid materials regulations the City put into effect on March 13, 2014; and

WHEREAS, For these reasons, the City has determined that the Chicago Department of Planning and Development must act to protect the quality of life, property values, and economic development of Southeast Side neighborhoods by exercising its authority to limit the amount of bulk solid materials stored in open air; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Section 17-9-0100 of the Chicago Zoning Ordinance is hereby amended by deleting the language stricken and inserting the language underscored, as follows:

17-9-0100 Use standards.

(Omitted text is unaffected by this ordinance)

17-9-0117 Waste-Related Uses, Recycling Facilities, Mining/Excavation Uses, and Coke & Coal Bulk Material Uses.

(Omitted text is unaffected by this ordinance)

17-9-0117-B Coke & Coal Bulk Material Uses.

(Omitted text is unaffected by this ordinance)

(5) Owners and operators of *coke & coal bulk material uses* allowed under this subsection 17-9-0117-B shall report and certify, under penalty of perjury, the following data, expressed in both tons and cubic yards, in quarterly reports submitted to the department of planning and development, pursuant to a form, format, and schedule set by that department:

(a) the total monthly amount of *coke* & *coal* received;

(b) the total monthly amount of *coke* & *coal* leaving the facility by truck, barge, boat, railcar, or other means of conveyance;

(c) the maximum daily amount of *coke* & *coal* present at the facility in each calendar month; and

(d) the monthly *coke* & *coal* throughput, i.e., the amount of *coke* & *coal* received at a facility in a given calendar month, plus the amount of *coke* & *coal* leaving the facility in that same month, divided by 2.

The owners and operators shall include in each quarterly report the method used for determining the values of subsections 17-9-0117-B(5)(a), (b), and (c), and shall maintain for inspection all documents used in preparing the reports for a period of at least 3 years. Violators of this subsection 17-9-0117-B(5) shall be subject to a fine of not less than $1,000 nor more than $5,000. Each day that a violation continues shall constitute a separate and distinct offense. Utilizing ~~this~~ these reports and other relevant data, the commissioner of planning and development shall ~~monitor whether imposing~~ determine what limitations on (1) *coke & coal* throughput ~~is~~, and (2) the maximum daily amount of coke & coal present at the facility in each calendar month, are necessary to abate ~~any~~ the negative impact on the community resulting from the secondary effects of *coke & coal bulk material uses* (including, but not limited to, impaired enjoyment and reduced value of real and personal property in neighborhoods located near such uses), and shall, no later than ~~3 years following the effective date of this subsection, provide to the city council a report recommending what~~ March 31, 2015, issue one or more orders setting throughput limitations~~, if any, should be imposed~~ and maximum daily amount limitations for all owners and operators of *coke & coal bulk material uses* subject to this subsection 17-9-0117-B(5).

(Omitted text is unaffected by this ordinance)

SECTION 2. This ordinance shall take effect ten days following due passage and publication.

City of Chicago

O2014-9733

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Acquisition of Metropolitan Water Reclamation District of Greater Chicago property at W. 31st and Sacramento Ave
Committee(s) Assignment:	Committee on Housing and Real Estate

1459

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Fleet and Facility Management, I transmit herewith an ordinance authorizing a purchase of property at 31st and Sacramento.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is currently leasing from the Metropolitan Water Reclamation District of Greater Chicago, a body politic and political organization existing under the laws of the State of Illinois ("MWRD"), approximately 4.35 acres (189,486 square feet) of land at 31st and Sacramento Avenue, Chicago, Illinois ("Property"). The Departments of Fleet and Facility Management, CDOT, Fire, Water and OEMC currently utilize the Property for various City operations. The Property is legally described on **Exhibit A** attached hereto; and

WHEREAS, the Property is owned by the MWRD; and

WHEREAS, the City has determined, declared, and found that it is useful, desirable and necessary for the City of Chicago to acquire the Property for public purpose; and

WHEREAS, pursuant to Section 2-51-050 (d) of the Municipal Code, the Commissioner of the Department of Fleet and Facility is authorized to undertake negotiations for the purchase of the Property, subject to the approval of the purchase price by the City Council; and

WHEREAS, the MWRD, retained Appraisal Associates, William J. Enright, an Illinois State Certified General Real Estate Appraiser, had the Property appraised (the "Appraisal"). The amount of the Appraisal is One Million Two Hundred and Fifty Thousand and no/100 Dollars ($1,250,000); and

WHEREAS, the Department of Fleet and Facility Management has negotiated a purchase price for the Property in the amount of One Million Two-Hundred Fifty Thousand and no/100 Dollars ($1,250,000) ("Purchase Price") and further has negotiated the principal business terms applicable to the City's purchase of the Property as set forth in the term sheet attached hereto as **Exhibit B** ("Term Sheet"); and

WHEREAS, the City, acting by and through the Department of Fleet and Facility Management, desires to purchase the Property from the MWRD for the Purchase Price and pursuant to the terms of the Term Sheet; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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

SECTION 2. The City's purchase of the Property from the MWRD for the Purchase Price of One Million Two-Hundred Fifty Thousand and no/100 Dollars ($1,250,000.00), is hereby approved, subject to the terms and conditions set forth in the Term Sheet.

SECTION 3. The Commissioner of the Department of Fleet and Facility Management ("Commissioner") or a designee of the Commissioner is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute, and deliver a purchase agreement for the Property for the Purchase Price, subject to the terms and conditions of the Term Sheet, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the Term Sheet to consummate the City's purchase of the Property and to accept a deed to the Property.

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

SECTION 5. All ordinances, resolutions, motions, or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

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

EXHIBIT A
LEGAL DESCRIPTION
(Subject to Final Title and Survey)

THAT PART OF LOT NINETEEN (19), OF THE SANI TARY DISTRICT TRUSTEE'S SUB-DIVISION OF RIGHT OF WAY FROM NORTH AND SOUTH CENTER LINE OF SECTION THIRTY (30), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WILL COUNTY LINE, LYING EAST OF THE COLLATERAL CHANNEL AND LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT TA POINT IN THE WEST LINE OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER (1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN ONE HUNDRED SEVENTY-SEVEN AND NINETY-THREE HUNDREDTHS (177.93) FEET NORTH OF THE SOUTHWEST CORNER THEREOF THENCE NORTHEASTERLY TO A POINT IN THE EAST LINE OF SAID WEST HALF (1/2) OF THE EAST HALF OF THE NORTHWESTE QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) TWO HUNDRED FIFTY THREE AND NINETY-SIX HUNDREDTS (253.96) FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF (1/2) OF THE EAST HALF OF THE NORTHWEST QUARTER (1/4) OF SAID NORTHWEST QUARTER (1/4), CONTIANING FOUR AND THIRTY-FIVE HUNDREDTHS (4.35) ACRES MORE OR LESS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

Property Index Numbers:	16-36-100-058-8001 16-36-100-058-8002 16-36-100-058-8003
Common Address:	31st and Sacramento Avenue, Chicago, Illinois

EXHIBIT B

TERM SHEET FOR THE PURCHASE OF 31st AND SACRAMENTO AVENUE, CHICAGO, ILLINOIS

Property Owner:	Metropolitan Water Reclamation District
Purchaser:	City of Chicago, by and through its Department of Fleet and Facility Management
Agreement:	Purchase of Property shall be subject to a purchase agreement negotiated between the City and MWRD. The City shall purchase the Property in its "as is" condition free and clear of all tenancies.
Purchase Price:	One Million Two-Hundred Fifty Thousand and no/100 Dollars, plus closing costs and expenses, to be paid on the closing date by cash or certified check.
Closing Date:	Closing to occur at a date mutually agreed to by the Parties.
Purpose and Use of Property:	City is currently using the Property as a multi-departmental operation complex with the Departments of Fleet and Facility Management, Fire, Water, CDOT and OEMC operating on site the City anticipates that such use will continue.
Title Insurance:	Not less than ten (10) days prior to the closing date, the MWRD shall deliver to the City of Chicago, as Purchaser, a commitment for title insurance, at the MWRD's expense, in the amount of the purchase price showing marketable title in the MWRD.

City of Chicago

Office of the City Clerk

Document Tracking Sheet

O2014-9735

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Acquisition of property at 623 W 79th St for redevelopment project area
Committee(s) Assignment:	Committee on Housing and Real Estate

#59

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing an acquisition of property at 623 W. 79th Street.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, pursuant to ordinances adopted by the City Council of the City of Chicago ("City Council") on July 8, 1998, and published in the Journal of the Proceedings of the City Council of such date, a certain redevelopment plan and project (the "Plan") for the 79th Street Corridor Redevelopment Project Area (the "Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.; the "Act"); the Area was designated as a redevelopment project area pursuant to the Act; and tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Area redevelopment project costs (as defined in the Act) incurred pursuant to the Plan; and

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

WHEREAS, the Department of Planning and Development ("Department") has identified one (1) parcel of real property in the Area that the City may acquire in furtherance of the redevelopment objectives set forth in the Plan, either through negotiated sale or by exercise of the City's eminent domain power and authority; and

WHEREAS, it is necessary to acquire the one (1) parcel of property, located in the Area and listed on the attached Exhibit A (the "Acquisition Parcel"), in order to achieve the objectives of the Plan, which include, among other things, reducing or eliminating conditions that qualify the Area as a redevelopment area; and

WHEREAS, by Resolution No. 14-CDC-46, adopted by the Community Development Commission of the City of Chicago ("Commission") on November 13, 2014, the Commission recommended the acquisition of the Acquisition Parcel; and

WHEREAS, the City Council finds such acquisitions to be for the same purposes as those set forth in Divisions 74.2 and 74.4 of the Illinois Municipal Code; and

WHEREAS, the City Council further finds that such acquisition and exercise of power of eminent domain shall be in furtherance of the Plan, which was first adopted in 1998 in accordance with the Act, as recited above, and was in existence prior to April 15, 2006; and

WHEREAS, the City Council further finds that prior to April 15, 2006, the Plan included an estimated $4,550,000 in property assembly costs as a budget line item in Table 1 to the Plan, and also described property assembly as a part of the redevelopment project for the Area, including in Section 5 of the Plan; and

WHEREAS, the City Council further finds that the Acquisition Parcel was included in the Area prior to April 15, 2006, that there has been no extension in the completion date of the Plan and that the Acquisition Parcel is not located in an industrial park conservation area; **now, therefore,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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

SECTION 2. It is hereby determined and declared that it is useful, desirable and necessary that the City of Chicago acquire the Acquisition Parcel for public purposes and for purposes of implementing the objectives of the Plan for the Department.

SECTION 3. The Corporation Counsel is authorized to negotiate with the owner(s) for the purchase of the Acquisition Parcel. If the Corporation Counsel and the owner(s) are able to agree on the terms of the purchase, the Corporation Counsel is authorized to purchase the Acquisition Parcel on behalf of the City for the agreed price. If the Corporation Counsel is unable to agree with the owner(s) of the Acquisition Parcel on the terms of the purchase, or if the owner(s) is or are incapable of entering into such a transaction with the City, or if the owner(s) cannot be located, then the Corporation Counsel is authorized to institute and prosecute condemnation proceedings on behalf of the City for the purpose of acquiring fee simple title to the Acquisition Parcel as listed on Exhibit A under the City's power of eminent domain. Such acquisition efforts shall commence within four (4) years of the date of the publication of this ordinance. For the Acquisition Parcel, commencement shall be deemed to have occurred upon the City's delivery of an offer letter to the owner(s) of such Acquisition Parcel.

SECTION 4. The Commissioner of the Department is authorized to execute such documents as may be necessary to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel.

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

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

SECTION 7. This ordinance shall be effective upon its passage and approval.

EXHIBIT A

Acquisition Parcel
(Subject to Final Survey and Title Commitment)

ADDRESS	P.I.N.	Vacant or Improved
623 W. 79^{th} Street	20-33-103-013	Improved

City of Chicago

Office of the City Clerk

Document Tracking Sheet

A2014-113

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Daisy S. Lezama as member of Board of Ethics
Committee(s) Assignment:	Committee on Committees, Rules and Ethics

Rules

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Daisy S. Lezama as a member of the Board of Ethics for a term effective immediately and expiring July 31, 2018.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor

City of Chicago

Office of the City Clerk

Document Tracking Sheet

A2014-114

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Diane M. Brown, Martha B. Peters and Lynn A. Small as members of Special Service Area No. 42, 71st/Stony Island Commission
Committee(s) Assignment:	Committee on Finance

FIN.

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Diane M. Brown, Martha B. Peters and Lynn A. Small as members of Special Service Area No. 42, the 71st/Stony Island Commission, for terms effective immediately and expiring April 11, 2016.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

City of Chicago

A2014-117

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Panagiotis K. Valavanis as member of Special Service Area No. 43, Devon Avenue Commission
Committee(s) Assignment:	Committee on Finance

Fin

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Panagiotis K. Valavanis as a member of Special Service Area No. 43, the Devon Avenue Commission, for a term effective immediately and expiring February 7, 2016.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

City of Chicago

Office of the City Clerk

Document Tracking Sheet

R2014-892

Meeting Date:	12/10/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Resolution
Title:	President Barack Obama, Secretary of State, and U.S. Congress urged to refer proposed Ontario Power Generation nuclear waste burial and storage facility near Lake Huron to International Joint Commission
Committee(s) Assignment:	Committee on Health and Environmental Protection

HEALTH

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

December 10, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I transmit herewith a resolution regarding a proposed Ontario Power Generation waste burial and storage facility near Lake Huron.

Your favorable consideration of this resolution will be appreciated.

Very truly yours,

Rahm Emanuel

Mayor

RESOLUTION

WHEREAS, Ontario Power Generation, a corporation wholly owned by the government of Ontario, has proposed the construction of a long-term burial and storage facility for low- and intermediate-level radioactive waste at the Bruce Nuclear Generating Station, a site less than one mile away from the eastern shore of Lake Huron; and

WHEREAS, The creation of a permanent nuclear waste storage facility so close to one of the Great Lakes is a matter of vital concern to the region's states and provinces. Millions of United States and Canadian citizens rely on the lakes as a source of drinking water, tourism, recreation, and as a key industrial asset; and

WHEREAS, A leak of radioactive waste would almost certainly have a cataclysmic effect on the delicate ecological balance of the world's largest group of interconnected freshwater bodies of water; and

WHEREAS, In 1909, the United States and Canada entered into the Boundary Waters Treaty, which provides a framework to resolve disputes over lakes and rivers that border both countries; and

WHEREAS, Pursuant to the Boundary Waters Treaty, the United States and Canada formed the International Joint Commission to promote the sustainability of the Great Lakes region. The Commission, which comprises three members from each country, has historically taken positions on major topics concerning the Great Lakes, including pollution prevention and the exportation of resources; and

WHEREAS, A separate advisory body, the Great Lakes Commission, an interstate agency comprising principal members Illinois, Indiana, Michigan, Minnesota, New York, Ohio, Pennsylvania, and Wisconsin, and associate members Ontario and Quebec, takes as its mission the promotion of the prudent and orderly development and use of the Great Lakes Basin; and

WHEREAS, The Mayor and City Council of the City of Chicago have a deep obligation to protect the public health, safety, and welfare of Chicagoans by working diligently to preserve our precious natural resources; now, therefore,

BE IT RESOLVED, That we, the Mayor and Members of the Chicago City Council, assembled this tenth day of December, 2014, do hereby urge the President of the United States, the Secretary of State, and the Congress of the United States to invoke their powers under the Boundary Waters Treaty to refer the matter of Ontario Power Generation's proposed nuclear waste storage facility to the International Joint Commission for close and critical consideration of its potential environmental impact; and

BE IT FURTHER RESOLVED, We urge the Great Lakes Commission also to study and take a formal position on the proposed facility; and

BE IT FURTHER RESOLVED, That copies of this resolution be transmitted to the President of the United States, the United States Secretary of State, the President of the United States Senate, the Speaker of the United States House of Representatives, the members of the Illinois congressional delegation, the governors or premiers and the legislative majority leaders, in Illinois, Indiana, Minnesota, New York, Ohio, Pennsylvania, Wisconsin, Ontario, and Quebec, and the Board of Directors of the Great Lakes Commission.