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

Special Meeting—Monday, July 29, 1985

at 11:00 A.M.

(Council Chamber—City Hall—Chicago, Illinois)

OFFICIAL RECORD.

HAROLD WASHINGTON
Mayor

WALTER S. KOZUBOWSKI
City Clerk

ALDERMAN EUGENE SAWYER, PRESIDENT PRO TEM. IN CHAIR.

In the absence of Honorable Harold Washington, Mayor, Alderman Eugene Sawyer, President Pro Tem., assumed the Chair.

Call to Order.

On Thursday, July 29, 1985, at 11:40 A.M. (the official hour appointed for the meeting was 11:00 A.M.), Alderman Eugene Sawyer, President Pro Tem., called the City Council to order. Honorable Walter S. Kozubowski, City Clerk, called the roll of members and it was found that there were present at that time: Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Madrzyk, Burke, Langford, Streeter, Kellam, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Kotlarz, Banks, Damato, Cullerton, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schulter, Volini, Orr, Stone -- 43.

Quorum present.

Invocation.

Alderman George J. Hagopian (30th Ward) opened the meeting with prayer.

PRESENCE OF VISITOR NOTED.

Alderman Burke called the Council's attention to the presence of the following visitor:

Chancellor Eamonn Joyce, member of the Castlebar Urban District Council of Ireland.

CALL FOR SPECIAL MEETING.

The following call for a special meeting was filed in the Office of the City Clerk:

OFFICE OF THE MAYOR
CITY OF CHICAGO

July 26, 1985.

*Honorable Walter S. Kozubowski
City Clerk
Room 107, City Hall
Chicago, Illinois*

DEAR MR. KOZUBOWSKI -- I, Harold Washington, Mayor, do hereby call a Special Meeting of the City Council of the City of Chicago, to be held on Monday, July 29, 1985, at 11:00 A.M. in the City Council Chamber of the City of Chicago, for the purpose of considering the following matter and for no other purpose:

A report of the Committee on Finance concerning ordinances providing for the submission of applications for Urban Development Action Grants to the United States Department of Housing and Urban Development, and in the event the applications are successful, authorizing the Mayor to enter into grant agreements on behalf of the City, relating to the following projects:

1. Acquisition and development of the former Sunbeam plant, located at 5400 West Roosevelt Road.
2. Acquisition and development of the property located at the southwest corner of West 47th Street and South Kedzie Avenue.
3. Rehabilitation of the Tuscany Hotel building, located at 1244 North Dearborn Street.
4. Acquisition and rehabilitation of the buildings located at 408-418 South Michigan Avenue.
5. Redevelopment of the Santa Fe Railroad Yards (Chinatown Basin Project).
6. Acquisition and redevelopment of properties located at 618-630 West Jackson Boulevard.
7. Acquisition and development of the property located at the northwest corner of West Foster Avenue and North Pulaski Road.
8. Acquisition and rehabilitation of the structure located at the northwest corner of West Chicago Avenue and North Orleans Avenue.

Very truly yours,
(Signed) HAROLD WASHINGTON,
Mayor.

COMMITTEE ON FINANCE.

SUBMISSION OF URBAN DEVELOPMENT ACTION GRANT APPLICATION AUTHORIZED FOR 618-630 WEST JACKSON STREET REDEVELOPMENT PROJECT.

The Committee on Finance submitted a report recommending that the City Council pass the following proposed ordinance transmitted therewith:

WHEREAS, In order to develop viable urban communities, the Housing and Community Development Act of 1974, as amended, provides that Urban Development Action Grants are available to cities to help fund development projects which promote decent housing and stimulate private investment in urban communities; and

WHEREAS, Jackson Des Plaines Limited Partnership, has proposed to acquire and rehabilitate a 40,000 square foot building and a 70,000 square foot building for conversion to office rental space, located between 618-630 West Jackson Street, Chicago, Illinois;

WHEREAS, The proposed project is expected to create 110 new, permanent jobs; and

WHEREAS, The City of Chicago through its Department of Planning desires to apply for an Urban Development Action Grant in an amount not to exceed \$950,000, to be used along with private funds in the amount of \$9,437,250 to implement and complete the proposed project; now, therefore,

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

SECTION 1. The Mayor is hereby authorized to submit to the United States Department of Housing and Urban Development on behalf of the City of Chicago, an application for an Urban Development Action Grant in an amount not to exceed \$950,000 for partial funding of the 618-630 West Jackson Street Redevelopment Project.

SECTION 2. The Mayor or the Commissioner of Planning is authorized to act in connection with the application, to give what assurances are necessary and to provide such additional information as may be required by the United States Department of Housing and Urban Development.

SECTION 3. In the event the application is approved, the Commissioner of Planning is hereby authorized to enter into and execute on behalf of the City of Chicago, an Urban Development Action Grant Agreement with the Department of Housing and Urban Development and any amendments thereto, for the partial funding of the 618-630 West Jackson Street Redevelopment Project.

SECTION 4. This ordinance shall be effective by and from the date of its passage.

On motion of Alderman Burke, the foregoing proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Madrzyk, Burke, Langford, Streeter, Kellam, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Kotlarz, Banks, Damato, Cullerton, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr, Stone -- 43.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

SUBMISSION OF URBAN DEVELOPMENT ACTION GRANT
APPLICATION AUTHORIZED FOR CHICAGO AND
ORLEANS REDEVELOPMENT PROJECT.

The Committee on Finance submitted a report recommending that the City Council pass the following proposed ordinance transmitted therewith:

WHEREAS, In order to develop viable urban communities, the Housing and Community Development Act of 1974, as amended, provides that Urban Development Action Grants are available to cities to help fund development projects which promote decent housing and stimulate private investment in urban communities; and

WHEREAS, Orleans Institute Place Associates has proposed acquiring and rehabilitating a 165,000 square foot building, 60,000 square feet for residential units, 60,000 square feet for commercial and 45,000 square feet for light manufacturing/office use, located on the northwest corner of Chicago and Orleans, Chicago, Illinois; and

WHEREAS, The proposed project is expected to create 225 new, permanent jobs; and

WHEREAS, The City of Chicago through its Department of Planning desires to apply for an Urban Development Action Grant in an amount not to exceed \$1,375,000, to be used along with private funds in the amount of \$9,107,000 to implement and complete the proposed project; now, therefore,

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

SECTION 1. The Mayor is hereby authorized to submit to the United States Department of Housing and Urban Development on behalf of the City of Chicago, an application for an Urban Development Action Grant in an amount not to exceed \$1,375,000 for partial funding of the Chicago and Orleans Redevelopment Project.

SECTION 2. The Mayor or the Commissioner of Planning is authorized to act in connection with the application, to give what assurances are necessary and to provide such additional information as may be required by the United States Department of Housing and Urban Development.

SECTION 3. In the event the application is approved, the Commissioner of Planning is hereby authorized to enter into and execute on behalf of the City of Chicago, an Urban Development Action Grant Agreement with the Department of Housing and Urban Development and any amendments thereto, for the partial funding of the Chicago and Orleans Redevelopment Project.

SECTION 4. This ordinance shall be effective by and from the date of its passage.

On motion of Alderman Burke, the foregoing proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Madrzyk, Burke, Langford, Streeter, Kellam, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Kotlarz, Banks, Damato, Cullerton, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr, Stone -- 43.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

SUBMISSION OF URBAN DEVELOPMENT ACTION GRANT APPLICATION
AUTHORIZED FOR TUSCANY HOTEL PROJECT.

The Committee on Finance submitted a report recommending that the City Council pass the following proposed ordinance transmitted therewith:

WHEREAS, In order to develop viable urban communities, the Housing and Community Development Act of 1974, as amended, provides that Urban Development Action Grants are available to cities to help fund development projects which promote decent housing and stimulate private investment in urban communities; and

WHEREAS, Centrum Properties has proposed to rehabilitate and renovate the Tuscany Hotel which will provide 221 hotel rooms that will serve the tourist and commercial industry, located at 1244 North Dearborn Street, Chicago, Illinois; and

WHEREAS, The proposed project is expected to create 90 new, permanent jobs; and

WHEREAS, The City of Chicago through its Department of Planning desires to apply for an Urban Development Action Grant in an amount not to exceed \$900,000, to be used along with private funds in the amount of \$5,200,000 to implement and complete the proposed project; now, therefore,

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

SECTION 1. The Mayor is hereby authorized to submit to the United States Department of Housing and Urban Development on behalf of the City of Chicago, an application for an Urban Development Action Grant in an amount not to exceed \$900,000 for partial funding of the Centrum Properties Project.

SECTION 2. The Mayor or the Commissioner of Planning is authorized to act in connection with the application, to give what assurances are necessary and to provide such additional information as may be required by the United States Department of Housing and Urban Development.

SECTION 3. In the event the application is approved, the Commissioner of Planning is hereby authorized to enter into and execute on behalf of the City of Chicago, an Urban Development Action Grant Agreement with the Department of Housing and Urban

Development and any amendments thereto, for the partial funding of the Centrum Properties Project.

SECTION 4. This ordinance shall be effective by and from the date of its passage.

On motion of Alderman Burke, the foregoing proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Madrzyk, Burke, Langford, Streeter, Kellam, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Kotlarz, Banks, Damato, Cullerton, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schulter, Volini, Orr, Stone -- 43.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

SUBMISSION OF URBAN DEVELOPMENT ACTION GRANT
APPLICATION AUTHORIZED FOR CHINATOWN
BASIN DEVELOPMENT PROJECT.

The Committee on Finance submitted a report recommending that the City Council pass the following proposed ordinance transmitted therewith:

WHEREAS, In order to develop viable urban communities, the Housing and Community Development Act of 1974, as amended, provides that Urban Development Action Grants are available to cities to help fund development projects which promote decent housing and stimulate private investment in urban communities; and

WHEREAS, Chinese American Development Corporation has proposed to acquire and develop a 30 acre vacant railroad yard for a mixed use commercial/residential community, located at the intersection of South Wentworth Avenue and South Archer Avenue, Chicago, Illinois; and

WHEREAS, The proposed project is expected to create 1,250 new, permanent jobs; and

WHEREAS, The City of Chicago through its Department of Planning desires to apply for an Urban Development Action Grant in an amount not to exceed \$8,000,000, to be used along with private funds in the amount of \$62,000,000 to implement and complete the proposed project; now, therefore,

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

SECTION 1. The Mayor is hereby authorized to submit to the United States Department of Housing and Urban Development on behalf of the City of Chicago, an

application for an Urban Development Action Grant in an amount not to exceed \$8,000,000 for partial funding of the Chinatown Basin Development Project.

SECTION 2. The Mayor or the Commissioner of Planning is authorized to act in connection with the application, to give what assurances are necessary and to provide such additional information as may be required by the United States Department of Housing and Urban Development.

SECTION 3. In the event the application is approved, the Commissioner of Planning is hereby authorized to enter into and execute on behalf of the City of Chicago, an Urban Development Action Grant Agreement with the Department of Housing and Urban Development and any amendments thereto, for the partial funding of the Chinatown Basin Development Project.

SECTION 4. The ordinance passed by the City Council of the City of Chicago on March 19, 1985 authorizing the submission of an application to the United States Department of Housing and Urban Development for the Chinatown Basin Development Project is hereby repealed.

SECTION 5. This ordinance shall be effective by and from the date of its passage.

On motion of Alderman Burke, the foregoing proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Madrzyk, Burke, Langford, Streeter, Kellam, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Kotlarz, Banks, Damato, Cullerton, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schulter, Volini, Orr, Stone -- 43.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

SUBMISSION OF URBAN DEVELOPMENT ACTION GRANT
APPLICATION AUTHORIZED FOR FINE ARTS
PRESERVATION PROJECT.

The Committee on Finance submitted a report recommending that the City Council pass the following proposed ordinance transmitted therewith:

WHEREAS, In order to develop viable urban communities, the Housing and Community Development Act of 1974, as amended, provides that Urban Development Action Grants are available to cities to help fund development projects which promote decent housing and stimulate private investment in urban communities; and

WHEREAS, Fine Arts Limited Partnership has proposed to acquire and rehabilitate the Fine Arts Building, a Chicago Landmark, is a 22,400 square foot structure which is to be maintained for the use by musicians, artists and others involved in the arts; and

WHEREAS, The proposed project is expected to create 205 new, permanent jobs; and

WHEREAS, The City of Chicago through its Department of Planning desires to apply for an Urban Development Action Grant in an amount not to exceed \$1,850,000, to be used along with private funds in the amount of \$13,900,000 to implement and complete the proposed project; now, therefore,

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

SECTION 1. The Mayor is hereby authorized to submit to the United States Department of Housing and Urban Development on behalf of the City of Chicago, an application for an Urban Development Action Grant in an amount not to exceed \$1,850,000 for partial funding of the Fine Arts Preservation Project.

SECTION 2. The Mayor or the Commissioner of Planning is authorized to act in connection with the application, to give what assurances are necessary and to provide such additional information as may be required by the United States Department of Housing and Urban Development.

SECTION 3. In the event the application is approved, the Commissioner of Planning is hereby authorized to enter into and execute on behalf of the City of Chicago, an Urban Development Action Grant Agreement with the Department of Housing and Urban Development and any amendments thereto, for the partial funding of the Fine Arts Preservation Project.

SECTION 4. This ordinance shall be effective by and from the date of its passage.

On motion of Alderman Burke, the foregoing proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Madrzyk, Burke, Langford, Streeter, Kellam, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Kotlarz, Banks, Damato, Cullerton, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schulter, Volini, Orr, Stone -- 43.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

SUBMISSION OF URBAN DEVELOPMENT ACTION GRANT
APPLICATION AUTHORIZED FOR 47TH AND KEDZIE
SOUTH COMMERCIAL PROJECT.

The Committee on Finance submitted a report recommending that the City Council pass the following proposed ordinance transmitted therewith:

WHEREAS, In order to develop viable urban communities, the Housing and Community Development Act of 1974, as amended, provides that Urban Development Action Grants may be made available to cities to fund projects which promote decent housing and stimulate private investment in urban communities; and

WHEREAS, Kedzie Plaza South Associates, 9932 North Lauder, Suite 516, Skokie, has proposed to acquire 5.6 acres of property located on the southwest corner of 47th and Kedzie to develop a strip shopping center; and

WHEREAS, The City of Chicago, through the Department of Economic Development has prepared an application for an Urban Development Action Grant in the amount of \$600,000 to be used along with private funds to acquire and construct the center; now, therefore,

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

SECTION 1. That the Mayor of the City of Chicago is authorized to submit to the United States Department of Housing and Urban Development an application for an Urban Development Action Grant in the amount of \$600,000 for the 47th and Kedzie South Commercial Development Project.

SECTION 2. That the Mayor of the City of Chicago is authorized to act in connection with the application, to give what assurances are necessary and to provide such additional information as may be required by the United States Department of Housing and Urban Development.

SECTION 3. That upon the approval of the above application by the Secretary of the United States Department of Housing and Urban Development, the Mayor of the City of Chicago is authorized to enter into and execute on behalf of the City of Chicago, an Urban Development Action Grant Agreement by and between the City of Chicago and the United States Department of Housing and Urban Development for the partial funding of the Project.

SECTION 4. This ordinance shall be effective by and from the date of its passage.

On motion of Alderman Burke, the foregoing proposed ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Madrzyk, Burke, Langford, Streeter, Kellam, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Kotlarz, Banks, Damato, Cullerton, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schulter, Volini, Orr, Stone -- 43.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

SUBMISSION OF URBAN DEVELOPMENT ACTION GRANT
APPLICATION AUTHORIZED FOR SUNBEAM PARK
INCUBATOR INDUSTRIAL COMPLEX.

The Committee on Finance submitted a report recommending that the City Council pass the following proposed ordinance transmitted therewith:

WHEREAS, In order to develop viable urban communities, the Housing and Community Development Act of 1974, as amended, provides that Urban Development Action Grants may be made available to cities to fund projects which promote decent housing and stimulate private investment in urban communities; and

WHEREAS, Shetland Properties of Cook County, Inc., proposes to purchase and rehabilitate 1,500,000 square feet of space, located at 5400 West Roosevelt Road, into a business incubator; and

WHEREAS, The City of Chicago, through the Department of Economic Development has prepared an application for an Urban Development Action Grant in the amount of \$470,000 to be used along with private funds to purchase and rehabilitate the facility; now, therefore,

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

SECTION 1. That the Mayor of the City of Chicago is authorized to submit to the United States Department of Housing and Urban Development an application for an Urban Development Action Grant in the amount of \$470,000 for the Sunbeam Park Incubator Industrial Complex.

SECTION 2. That the Mayor of the City of Chicago is authorized to act in connection with the application, to give what assurances are necessary and to provide such additional information as may be required by the United States Department of Housing and Urban Development.

SECTION 3. That upon the approval of the above application by the Secretary of the United States Department of Housing and Urban Development, the Mayor of the City of Chicago is authorized to enter into and execute on behalf of the City of Chicago, an Urban Development Action Grant Agreement by and between the City of Chicago and the United States Department of Housing and Urban Development for the partial funding of the Project.

SECTION 4. This ordinance shall be effective by and from the date of its passage.

On motion of Alderman Burke, the foregoing proposed ordinance was *Passed* by yeas and nays as follows:

Yeas - Aldermen Roti, Rush, Tillman, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Madrzyk, Burke, Langford, Streeter, Kellam, Kelley, Sherman, Stemberk, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Frost, Kotlarz, Banks, Damato, Cullerton, O'Connor, Pucinski, Natarus, Hansen, McLaughlin, Orbach, Schuler, Volini, Orr, Stone - 43.

Nays - None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Adjournment.

Alderman Burke moved that the City Council do *Adjourn*. The motion *Prevailed* and the City Council *Stood Adjourned*.



WALTER S. KOZUBOWSKI,
City Clerk.