

Legislative Reference Bureau
Legislation Introduced at City Council Meeting of November 19, 2014

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Clerk's #	Sponsor(s)	Ward(s) Affected	Assigned to Committee on	Topic(s); Key Word(s); Code §; Summary
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Part 1: Municipal Code Amendments				
O2014-9405	Mayor	All	Housing and Real Estate	<p>"Large Lot Program"; New chapter 2-157; Local Initiatives Support Corporation; Maintenance of Program Website. Many of the city-owned parcels are of minimal value, yet they are costly for the city to clean up and maintain. This ordinance would amend the Municipal Code by adding a new Chapter 2-157 to establish a program ("Large Lot Program") for the "disposition of certain city-owned, vacant parcels, which would allow local residents to have greater control over land in their neighborhood, and provide opportunities to possibly profit from selling those parcels in the future as the areas on which the parcels are located are revitalized."</p> <p>Local Initiatives Support Corporation ("LISC") developed and currently hosts a website that contains information relating to the Large Lot Program, including the addresses of parcels and whether persons have submitted applications to buy them, and the city wishes to subsidize LISC's continued maintenance and hosting of the website. This ordinance would authorize the commissioner of the Department of Planning and Development to enter into an agreement with LISC, for a term of 5 years, with two 1-year extensions at the option of the city, to provide a subsidy in an amount not to exceed \$21,000 in each year to maintain the website and for other outreach services as the commissioner deems reasonable.</p> <p>The Department of Planning and Development would prepare, maintain and make available to the public a list of city-owned real estate including parcels available for sale under the Large Lot Program. A qualifying property owner means a person who owns a parcel of real property located on the same block as a city parcel and who is not delinquent on taxes or any debt owed to the</p>

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O2014-9405 (continued)				<p>"Large Lot Program"; New chapter 2-157; Local Initiatives Support Corporation; Maintenance of Program Website (continued)</p> <p>city, county, or state; religious organizations would not qualify to purchase any of the city properties. The purchase price for each city parcel would be \$1.00. An owner may not purchase, pursuant to the Program, more than two city parcels per parcel of real property that the qualifying property owner owns on the same block as the city parcels. Completed applications will be submitted to DPD and will be entered into a blind lottery if the department receives more than one qualifying application; but if only one of the complete applications was submitted by a qualifying property owner who owns a parcel of land adjacent to the city parcel, then DPD will submit that application to City Council. The Committee on Housing and Real Estate would consider the submissions and forward its recommendations to the full council who may authorize or reject the sale by a majority vote.</p> <p>Covenants require the owner for a period of 5 years commencing on the date of conveyance (a) to remain in title to the city parcel and (b) to maintain the city parcel. The city would maintain a right of reverter if the qualifying property owner fails to comply with such covenants. DPD will determine further rules and regulations for the property.</p>
O2014-9491	Ald. Burnett (27) and Solis (25)	All	Aviation	<p>O'Hare and Midway Airports; Collective Bargaining Agreement (CBA); Labor Peace Agreement; Small Businesses; Municipal Code Chapter 10-36. Under this ordinance, any entity wishing to obtain a concession license at either Chicago O'Hare or Chicago Midway Airport, for retail food and/or beverage service, news and gifts store, or duty-free shop, would have to have a collective bargaining agreement (CBA) covering its employees. This CBA would be required to contain language prohibiting the union and its members from</p>

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O2014-9491 (continued)				<p>O'Hare and Midway Airports; Collective Bargaining Agreement (CBA); Labor Peace Agreement; Small Businesses; Municipal Code Chapter 10-36 (continued)</p> <p>participating in picketing, work stoppages, boycotts or other economic interference for the duration of the contract. An entity could also enter into a Labor Peace Agreement with a union seeking to represent the entity's employees; a Labor Peace Agreement would have to contain the same limitations on the union and its members. The Commissioner of Aviation would be allowed to exempt small businesses (fewer than 50 total employees at Chicago airports, and fewer than 500 total employees in the employer's global operations). The ordinance would apply only to concessions awarded or renewed after the ordinance's effective date.</p>
O2014-9420	Ald. Cardenas (12); Balcer (11); Brookins (21); and 8 others	All	Housing and Real Estate	<p>Amendment of Municipal Code; Section 5-12-020; Exclusions; Single Room Occupancy ("SRO") Buildings. This ordinance would amend 5-12-020 to exclude single-room occupancy buildings from the Residential Landlord and Tenant Ordinance of the City of Chicago until the dwelling unit has been occupied by a tenant for 32 or more continuous days and the tenant pays a monthly rent. This amendment would apply retroactively to the original effective date of the ordinance.</p>
Part 2: Non-codified Ordinances				
O2014-9407	Mayor	5	Finance	<p>Bond inducement ordinance; Jeffery Towers Apartments; Jeffery Towers Apartments LLC ("Borrower") Interfaith Housing Development Corporation ("IHDC"); 7020-7028 South Jeffery Boulevard.</p>

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O2014-9407 (continued)				<p>IHDC is an Illinois not-for-profit corporation, with no members; its purpose is to develop, own and manage affordable rental housing units for low-income and moderate-income households. IHDC has formed, and is the sole current member of the Borrower, which owns the property at the above address. (IHDC and the Borrower plan to add new investors as members of the Borrower; those investors are not identified in the ordinance or attached Economic Disclosure Statements.) The subject property consists of a 7-story building, with approximately 135 residential units; common areas; garage parking; and outdoor parking areas. The building is in need of extensive repairs, renovations and updates.</p> <p>Under this ordinance, the City would state its intent to issue up to \$11,000,000 in bonds (or other debt instruments). Once the bonds are issued and sold, the City would lend the proceeds to the Borrower, or to IHDC, or to an entity affiliated with or related to either of them. By stating its intent now, the City would make it possible for the Borrower (or its successor) to reimburse itself from bond proceeds for project-related expenses incurred after the date of introduction of the ordinance, but prior to sale of the bonds.</p> <p>If the transaction moves forward, the terms of the loan (duration, interest rate, security, payment schedule, etc.) would be disclosed in a later ordinance.</p>

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Part 3: Transactional Ordinances				
3.a Intergovernmental Agreements				
O2014-9415	Mayor	11, 25, 42, 40, 49, 37	Committee on Housing and Real Estate	Sewer and structure assignment agreement with Metropolitan Water Reclamation District of Greater Chicago. The city removed and constructed a chamber in the sewer interceptor at the intersection of South Loomis and Eleanor Streets, constructed five junction chambers and four sewer segments at the intersection of Franklin and Harrison Streets, and constructed a utility access structure and 18 to 24 inch sewer segments approximately 150 feet west of the North Shore channel on West Peterson Avenue. This ordinance authorizes conveyance of ownership of these sewers and structures to Metropolitan Water Reclamation District. The Commissioner of the Department of Water Management is authorized to execute the agreement for these three authorizations.
3.b Real Estate Transactions – Acquisitions and Leases				
O2014-9408	Mayor	12, 22	Housing and Real Estate	Authorization to acquire property; New St. Anthony Hospital; 3200 South Kedzie Ave., 3230 West 31st St., and 3354 West 31st St.; eminent domain, including “quick take”; TIF funding; Little Village Industrial Corridor TIF. This ordinance would authorize the city to acquire the above properties in the New St. Anthony Hospital (which will replace the existing hospital located at 2875 West 19 th Street). The Corporation Counsel would be allowed to negotiate with the owners of the parcels and purchase the parcels with any legally available city funds. (Specific reference to the TIF may indicate an intention to use available TIF funds for some or all of the acquisition price.) If negotiations prove unsuccessful, the Corporation Counsel would be authorized to initiate eminent domain proceedings, no later than July 1, 2017; the ordinance includes “quick-take” authorization. (Under

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O2014-9408 (continued)				<p>Authorization to acquire property; New St. Anthony Hospital; 3200 South Kedzie Ave., 3230 West 31st St., and 3354 West 31st St.; eminent domain, including "quick take"; TIF funding; Little Village Industrial Corridor TIF (continued)</p> <p>quick-take eminent domain, the filing of the condemnation case would transfer ownership of the property to the city, leaving the current owners able to litigate only over price.) The ordinance calls for the commencement of construction on the new St. Anthony Hospital no later than August 31, 2017, and the completion of the construction no later than June 30, 2022.</p> <p>The properties are located in the Little Village Industrial Corridor TIF Redevelopment Area. The ordinance would authorize the use of the area's TIF. The Commissioner of Planning and Development would be authorized to implement this ordinance, with the oversight of the Corporation Counsel.</p>

3.c Real Estate Transactions: Sales of City-Owned property.

Please Note: Sales of City-owned property, not involving the City's trusteeship over Board of Education properties, are reported in the attached Exhibit 3.c.

O2014-9516	Mayor	27	Committee on Housing and Real Estate	<p>Sale of City-owned property at 3151 West Washington Boulevard to Wells Fargo Bank. The city owns a parcel of property at the above address, located in the Midwest Redevelopment Project Area. The lot is partially developed with a three-unit condominium. That condominium was originally to be developed solely on the parcel of property located at 3153 W. Washington. The developer</p>
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O2014-9516 (continued)				<p>Sale of City-owned property at 3151 West Washington Boulevard to Wells Fargo Bank (continued)</p> <p>encroached on the city's property, extending the building onto the city lot without the city's consent.</p> <p>Wells Fargo bank, which administers one of the units in the condominium building, has offered to purchase the city property from the city for \$20,000. Public notice of the intent to purchase was posted in the Chicago Sun-Times on September 26, October 3, and October 10.</p>
				3.d Other Transactions
O2014-9406	Mayor	3	Finance	<p>Redevelopment Agreement; XS Tennis Village LLC; 5256-5338 South State Street; TIF funding; 47th/State TIF. This ordinance would designate XS Tennis Village LLC, an Illinois limited liability company, as developer of the above property, with the purpose of developing a 2-story tennis and sports facility (150,991 total square feet); a separate clubhouse (2,500 square feet); and related parking.</p> <p>The developer is owned/controlled by XS Tennis and Education Foundation, an Illinois not-for-profit corporation ("Foundation"). According to its website, the Foundation's purpose is "to provide Chicago's underserved youth with an enriching safe-haven and positive academic/athletic pathway to college through a community-based sports and academic enrichment center." The Foundation was formed in 2008 to broaden the reach of the XS Tennis program, established in 2005.</p>

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O2014-9406 (continued)				<p>Redevelopment Agreement; XS Tennis Village LLC; 5256-5338 South State Street; TIF funding; 47th/State TIF (continued)</p> <p>XS Tennis currently leases a site at 47th Street and Lake Park Avenue, operating 5 tennis courts there. The move is prompted by several factors: the program has outgrown its current facility; the lease is to expire; and the site's owner desires to sell the property. The new facility is expected to contain many more tennis courts (both indoor and outdoor), including short courts for children. The Foundation also expects to offer academic enrichment and mentoring services on the site, using space in the clubhouse.</p> <p>The total project budget is at least \$9,812,643. Under this ordinance, the city would provide TIF funding (from available TIF funds, or proceeds of TIF-financed bonds, or a combination) in an amount not to exceed \$2,943,793 or 30% of project costs, whichever is less. If the project comes in below \$9,812,643, the city contribution would be reduced dollar-for-dollar. If the property were to be sold within 10 years after issuance of a certificate of completion of the work, the city would receive 30% of net proceeds as a refund of its contribution. The city's payment would be made as follows: 50% upon issuance of a certificate of completion; 25% on the second anniversary of that date; and the final 25% on the third anniversary of that date. The city's rights to insist on completion and compliance with all terms of the redevelopment agreement would be superior to those of any private lender.</p>
O2014-9652	Mayor	42	Housing and Real Estate	<p>Third Amendment to Redevelopment Agreement and Land Sale; Block 37; 108 North State Street (Chicago) Owner LLC; North State Street Air Rights (Chicago) Owner LLC. This ordinance would authorize the commissioner of the Department of Planning and Development to negotiate a third amendment to Planned Development No. 489 ("PD 489"), also known as the Block 37</p>

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O2014-9652 (continued)				<p>Third Amendment to Redevelopment Agreement and Land Sale; Block 37; 108 North State Street (Chicago) Owner LLC; North State Street Air Rights (Chicago) Owner LLC (continued)</p> <p>Redevelopment Agreement. The ordinance also recites the long and challenging history of development of Block 37, which will not be repeated here.</p> <p>The current owner of the developed retail space on Block 37 is 108 North State Street (Chicago) Owner LLC, a Delaware limited liability company. The owner of the air rights above the current development is North State Street Air Rights (Chicago) Owner LLC, also a Delaware limited liability company. Both are affiliates of CIM Group LP, a California limited partnership.</p> <p>The owners are seeking site plan approval for construction of a 38-story, 436-foot 5-inch tall tower with 690 dwelling units above the existing four-story retail building at 125 W. Randolph Street and 108 N. State Street. The original planned development allowed a maximum of 400 dwelling units and a maximum of 500 hotel keys. However, a footnote in the 2007 amendment to the PD allowed the maximum number of residential units to increase as long as there was a corresponding decrease in hotel units. Likewise, hotel keys could be increased as long as there was a corresponding decrease in residential units.</p> <p>For this site plan approval, the applicant has chosen to increase the dwelling units to 690; thus out of a total of 900 units and keys in the PD, 690 residential units would be allocated, leaving 210 hotel keys still permissible on the property. The applicant also proposes to consolidate the dwelling units into one tower, where the original PD contemplated two towers – one with hotel keys, one residential. The development currently has 439 underground parking</p>

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O2014-9652 (continued)				<p>Third Amendment to Redevelopment Agreement and Land Sale; Block 37; 108 North State Street (Chicago) Owner LLC; North State Street Air Rights (Chicago) Owner LLC (continued)</p> <p>spaces (99 valet, 2 Zipcar, and 338 generally available); no new parking spaces would be provided as a result of this amendment.</p>
Part 4. Non-Ceremonial Resolutions				
R2014-857	Ald. Fioretti (2), Waguespack (32), Arena (45)	All	Committees, Rules and Ethics	<p>Call for Hearings on Campaign Contributions; City Contracts. This resolution calls for hearings in the Committee on Committees, Rules and Ethics, including testimony from expert witnesses and the public, concerning contributions made to political campaigns of City of Chicago officials by executives of firms that manage City of Chicago pension fund investments. The purpose of the hearings would be to determine whether such contributions violated any federal regulations, local ethics ordinances or executive orders. The resolution also calls for the creation of a subcommittee to draft legislation and recommend regulatory language to strengthen ethics legislation in regard to political contributions by those seeking to do business with the city.</p>
End of Summary		End of Summary		End of Summary – Real Estate Transaction Exhibit Follows

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Sale of City-Owned Property

All ordinances below are introduced by the mayor and referred to Committee on Housing and Real Estate.

Ordinance Number	Ward	City-owned sale property address	Purchaser Information	Appraised Value	Sale Value	Provisions/Use
O2014-9410	42	125 South Clark St. Chicago, IL 60603	Blue Star Properties, Inc.	\$26,650,000	\$28,000,000	The property is owned by the City "in trust for use of schools," pursuant to state law (105 ILCS 5/34-20), and is the Board of Education's former headquarters. The City is required to act as directed by the Board, the beneficial owner. The Board has voted to sell the property to Blue Star Properties, Inc., an Illinois corporation, which offered \$28,000,000 for the property (\$1,350,000 above appraised value). Blue Star has set up an Illinois limited liability company, Blue Star Holdings LLC, which will actually take title. The purchaser intends to renovate the property and keep it primarily as commercial office space.

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Adjacent Neighbors Land Acquisition Program

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

A property can only be sold through the ANLAP program if it has an appraised value of not more than \$50,000.00. Pursuant to the ANLAP program, if the property appraises at or for less than \$10,000.00, the minimum acceptable bid must be at least \$1,000.00. If the property appraises between \$20,000.00 and \$10,000.00, the minimum acceptable bid must be at least \$2,000.00. If the property appraises for more than \$20,000.00, the minimum acceptable big must be \$2,000, plus 50% of the appraised value which exceeds \$20,000.00.

Combining the properties may enhance the value of both, while relieving the City of the expenses of maintenance and restoring the vacant parcel to the tax rolls. All ordinances are introduced by the Mayor and referred to Committee on Housing and Real Estate.

Ordinance Number	Ward	City-owned vacant property address	Purchaser Information	Appraised value	Sale price
O2014-9452	34	225 West 107 th Place	Ezella Pearson Wheeler	\$150	\$150