

Legislative Reference Bureau  
Legislation Introduced at City Council Meeting of July 30, 2014

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Clerk's #	Sponsor(s)	Ward(s) Affected	Assigned to Committee on	Topic(s); Key Word(s); Code §; Summary
<b>Part 1: Municipal Code Amendments</b>				
O2014-5889	Mayor and 24 Aldermen	All	<b>Committee on Workforce Development and Audit</b>	<p><b>Amendment of Municipal Code Titles 1, 2 and 4 regarding Chicago minimum wage.</b> This ordinance reports the findings of the Minimum Wage Working Group, and highlights the economic need for a minimum wage increase. The report states that the cost of living in Chicago is higher than in any other metropolitan area in Illinois, and the impact of a minimum wage increase would be a positive effect on the economy, boosting the spending power of people across the city of Chicago. The Minimum Wage Working Group has reported that rising inflation has outpaced minimum wage, and the true value of the minimum wage today is 32% below the 1968 level of true value minimum wage.</p> <p>The ordinance is structured to place administration of the minimum wage before the wage itself is presented. Enforcement would be delegated to the Department of Business Affairs and Consumer Protection (§ 2-25-050). A violation of the wage requirements would make violators ineligible for city transactions if they have committed, within a 24-month period, three or more violations of the Minimum Wage ordinance (§ 2-92-320).</p> <p>The proposed Minimum Wage Ordinance itself begins at page 3 of the ordinance document. It would be established as new Chapter 1-24 of the Municipal Code. The minimum hourly wage would be increased to \$9.50 beginning on June 1, 2015; to \$10.75 on June 1, 2016; to \$12.00 to June 1, 2017; and to \$13.00 to June 1, 2018. If the amounts set forth by the Illinois Minimum Wage Law, or the Fair Labor Standards Act (the federal minimum wage) are greater than these yearly increases, the City increase would match whichever amount is greater.</p>

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O2014-5889 (continued)				<p><b>Amendment of Municipal Code Titles 1, 2 and 4 regarding Chicago minimum wage (continued)</b></p> <p>Besides raising the minimum wage every year, the ordinance also calls for adjustment beginning on June 1, 2019, and every June 1 thereafter. This adjustment would be proportionate to the Consumer Price Index for All Urban Consumers, more commonly known as a “cost of living increase”, and is to be rounded up to the nearest multiple of \$0.05. On or before May 1, 2019, and every year after that, the commissioner would be required to make available a bulletin announcing the adjusted wage for the 12 months beginning the following June 1.</p> <p>The minimum hourly wage increase for Tipped Employees has an alternative raise structure: rather than specifying the amount that it will be raised to, the ordinance simply raises the wage incrementally based on the state or federal minimum wage: \$.50 increase beginning on June 1, 2015, \$1.00 increase on June 1, 2016, and then on June 1, 2017 (and every year beyond), an adjustment based on the Consumer Price Index, also rounded to the nearest \$0.05. A bulletin must also be displayed announcing the increase for the following year.</p> <p>Every Chicago employer of a covered employee would be required to submit proof of compliance with the new chapter. “Employer”, by the definition set forth in this ordinance, means any entity that gainfully employs at least one covered employee, and which conducts business within the boundaries of the City of Chicago. A business with an office outside Chicago, but that sends employees into the city to conduct business, would be required to pay the Chicago minimum wage, but would not have to file a compliance report.</p>

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O2014-5889 (continued)				<p><b>Amendment of Municipal Code Titles 1, 2 and 4 regarding Chicago minimum wage (continued)</b></p> <p>Overtime compensation is to remain the same as set forth in the state Minimum Wage Law, and the ordinance also highlights a variety of exclusions that mirror the Illinois Minimum Wage Law exclusions, with the exception of 4(a)(2)(A) and 4(a)(2)(B), which apply to day or temporary laborers, and those who are 18 years of age or older whose employment is occasional or irregular and requires less than 90 days to complete.</p> <p>The ordinance goes on to stipulate that it shall not interfere with the rights of employees to collectively bargain, that the notice and posting must be in a conspicuous place, that retaliation against an employee is prohibited, and the penalty for violation is between \$500 and \$1,000 for each offense, with each day that a violation continues constituting a separate offense with a separate fine.</p> <p>The ordinance also grants the power of the Commissioner of Business Affairs and Consumer Protection the ability to deny an application for any license if the applicant has been found in violation of the Illinois Wage Payment and Collection Act or the Fair Debt Collection Practices Act in the 5 year period prior to the date of the application. During a two-year period before the date of the application of the license, the application can be denied if the applicant was found guilty of three or more violations of the Chicago Minimum Wage Ordinance.</p>

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O2014-5879	Mayor	All	License and Consumer Protection	<b>Municipal Code Amendment; Massage Establishments; O'Hare and Midway Airports; Toilet Facilities; Code § 4-92-052.</b> This ordinance would amend Municipal Code Section 4-92-052 regarding requirements for toilet facilities in massage establishments. Currently, massage establishments must have toilet facilities within the establishment. This ordinance amends the section by making an exception for massage establishments in O'Hare and Midway, where the massage establishments are in the open portions of the concourses. The public toilet facilities in the airports shall meet the current toilet facilities requirement.
O2014-5853	Ald. Dowell (3)	All	Committee on Zoning, Landmarks and Building Standards	<b>Zoning; methadone clinics; special use; proximity restriction; Code § 17-0207.</b> This ordinance would make methadone clinics special zoning use, and would prohibit locating such a clinic within 1,000 feet of the property line of a school, day care, or child care facility.
O2014-5872	Ald. Brookins (21); Colón (35)	All	Budget and Government Operations	<b>City Council Office of Minority and Women-owned Business Participation and Compliance (new); Code chapter 2-54 (new); Code § 3-32-050; amendment of Annual Appropriation Ordinance.</b> This ordinance is labeled as a Substitute Ordinance, and is intended to replace a proposal (O2013-9484) introduced December 11, 2013.  The office would be headed by an Auditor General whose term of office would be 2 years. Any alderman would be allowed to nominate any qualified person for the position; confirmation would require the affirmative vote of 34 aldermen. The term could be renewed, and the Auditor General could be removed by the same minimum vote. To be eligible for the position, a person would have to be free of felony convictions, and would have to have at least 10 years' experience as a law enforcement officer, attorney, judge, accountant or

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O2014-5872 (continued)				<p><b>City Council Office of Minority and Women-owned Business Participation and Compliance (new); Code chapter 2-54 (new); Code § 3-32-050; amendment of Annual Appropriation Ordinance</b> (continued)</p> <p>auditor. Once confirmed, and for a year after leaving the position, the Auditor General could not hold or campaign for any elective office in Chicago. Employees of the office would not be allowed to engage in political activities.</p> <p>The Auditor General would be authorized to investigate compliance with published MBE/WBE goals; receive and register complaints concerning alleged failure to meet goals; establish rules for audits; investigate claims of exclusion of MBEs and WBEs from public contracts; investigate claims of improper certification, denial of certification and de-certification of MBEs and WBEs; negotiate cooperation agreements with those agencies whose governing bodies are subject to City Council approval; and file periodic reports (minimum 2 per year). The office would have subpoena power.</p> <p>Audits by the office could include: requests for cooperation and information from City officers, employees, departments and agencies, contractors and subcontractors; interviews and investigations related to audits.</p> <p>Cooperation with the office would become part of every city contract. Violation would be subject to a fine of \$300 to \$500.</p> <p>The office would be funded by eliminating a tax exemption from lease transaction taxes, previously granted to not-for-profit car-sharing companies. (The only such company in Chicago has since been acquired by a for-profit company). Up to \$300,000 would be allocated to the office, to be expended</p>

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O2014-5872 (continued)				<b>City Council Office of Minority and Women-owned Business Participation and Compliance (new); Code chapter 2-54 (new); Code § 3-32-050; amendment of Annual Appropriation Ordinance</b> (continued)  under the joint direction of the chairman of the City Council Latino Caucus and the chairman of the City Council Black Caucus.
O2014-5895	Ald. Fioretti (2); Waguespack (32); Arena (45)	All	<b>Committee on Committees, Rules and Ethics</b>	<b>Office of Legislative Inspector General; Code chapter 2-55.</b> This ordinance actually contains the entire existing Chapter 2-55. It lacks both the ordaining clause required by statute and the usual strike-through and underline of municipal code changes required by Council rules; therefore, it is difficult to discern exactly which text may have been omitted or added. It appears that the ordinance would add a new § 2-55-105, "Retaliation Prohibited," which specifies that no person may retaliate against someone who complains, cooperates with, or assists the inspector general.
O2014-5842	Ald. Dowell (3), Harris (8), Lane (18), Pawar (47)	All	<b>Committee on License and Consumer Protection</b>	<b>Licensing; Junk Peddlers; scrap metal; vehicle parts; Code § 4-6-150.</b> This ordinance would require any person who sells salvaged auto parts as scrap metal to provide the manufacturer's vehicle identification number (VIN) of the source vehicle. The purpose is to deter sale of stolen vehicle parts that may lack a stamped VIN number.
O2014-5853	Ald. Lane (18)	All	<b>Committee on Workforce Development and Audit</b>	<b>Use of City badges; impersonation of City employees; Code § 2-152-120.</b> Municipal code Section 2-152-120 provides for the distribution and use of badges for city employees. In most cases, the badge is actually a photo identification card. This ordinance goes beyond the current prohibition of improper use of a badge, to prohibit impersonation of a city employee in any

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O2014-5853 (continued)				<b>Use of City badges; impersonation of City employees; Code § 2-152-120</b> (continued) way. The fines for a violation would be increased from a range of \$50 to \$100 to minimum \$500 up to \$1,000 maximum for each offense.
O2014-5845	Ald. Colón (35)	35	<b>Zoning, Landmarks and Building Standards</b>	<b>Zoning; Planned Manufacturing District (PMD) No. 14; additional uses permitted; Code § 17-6-0403.</b> This ordinance would amend the named section to add to the uses permitted PMD No. 14 the following: Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs; and Vehicle Storage and Towing. Currently, both of those uses are prohibited in that district.
<b>Part 2: Non-codified Ordinances</b>				
O2014-6042	Mayor	All	<b>Committee on Budget and Government Operations</b>	<b>Annual Appropriation Ordinance Year 2014; Fund No. 925 Grants for Chicago Police Department and Department of Transportation; Altgeld-Riverside Consortium.</b> This is an amendment to the 2014 Appropriation ordinance. The adjustment to the appropriation ordinance is a result of public funds being awarded to the Chicago Police Department and the Department of Transportation. The city, through the Department of Police, was awarded federal grant funds in the amount of \$35,000 by the Chicago Housing Authority, which shall be used for the Altgeld-Riverside Consortium Partnership (ARC). The ARC's mission, according to their website, is to build safe communities block by block and ensure safety, in particular, for youth in the community. ARC was established in 2008 with funding from the Bureau of Justice Assistance to bring together a consortium of community partners to work together to design a strategy to
O2014-6042 (continued)				

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				<b>Annual Appropriation Ordinance Year 2014; Fund No. 925 Grants for Chicago Police Department and Department of Transportation; Altgeld-Riverside Consortium</b> <i>(continued)</i>  address and identify the community safety issues in the neighborhood. The consortium is made up of the following organizations: Altgeld Riverdale Early Learning Coalition, Altgeld Gardens Local Advisory Council, Chicago Housing Authority, Chicago Police Department, Golden Gates, Riverside Village, Roseland Cease Fire, Peter Rock Church, Altgeld Library, and TCA Health.  Additionally, the city, through its Department of Transportation has been awarded public funds in the amount of \$2,000,000 by the Chicago Transit Authority, which shall be used for the Chicago Transit Authority Infrastructure Improvement Program—the largest capital improvement project in the history of the Chicago Transit Authority.
O2014-5902	Mayor	42	Committee on Finance	<b>Class L tax incentives; 11 South LaSalle St; Roanoke Building and Tower.</b> This ordinance would authorize Class L Property Tax Incentives under the Cook County Property Classification Ordinance. Class L incentives are given to encourage the preservation and rehabilitation of landmark and historically significant commercial, industrial and income-producing non-for-profit buildings. 11 South LaSalle Street is a historic building known as the Roanoke Building and Tower, and was designated a Chicago Landmark in December of 2007. The building was designed in 1915 by well-known firm Holabird & Roche, and built in stages from 1915 to 1925. It is the only example of Portuguese Gothic style architecture in Chicago, and features a wide setback, indicative of the time period and reflective of Chicago's 1923 zoning ordinance regulating skyscrapers.



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O2014-5902 (continued)				<p><b>Class L tax incentives; 11 South LaSalle St; Roanoke Building and Tower</b> (continued)</p> <p>The rehabilitation of the building will include: conversion of the building to a hotel with approximately 375 rooms, 2<sup>nd</sup> floor lobby, and meeting rooms, updating the building to fire code, replacing mechanical and electrical systems, installing a 2,699 sq. foot “green” roof, and repairing masonry and windows. The project is set to be completed by November 30, 2015. The total project costs are estimated at \$87,850,000.</p> <p>Under the county’s classification ordinance, when requirements are met, assessment is reduced to 10% of market value for the first 10 years, 15% in the year 11, 20% in the year 12, and returns to regular assessment level of 25% in year 13.</p> <p>The current owner is 11 South LaSalle Hotel Partners, LLC, a Delaware limited liability company. Rehabilitation of the building will provide temporary and permanent employment opportunities in the area and is expected to contribute to the long-term growth of the real property tax base. The owner anticipates using the building for commercial purposes after the project is complete.</p>
O2014-6054	Mayor	30	<b>Committee on Special Events, Cultural Affairs and Recreation</b>	<p><b>Expenditure of Open Space Impact Fee funds; Irving Park Community Area; Merchant’s Park.</b> Open Space Impact Fees are paid by developers to help defray the costs of additional open space needed to meet the needs of private developments. In this instance, the Department of Planning and Development seeks approval to provide NeighborSpace, a nonprofit urban land trust in Chicago that preserves and sustains gardens on behalf of dedicated community</p>

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O2014-6054 (continued)				<p><b>Expenditure of Open Space Impact Fee funds; Irving Park Community Area; Merchant's Park</b> (continued)</p> <p>groups, an amount not to exceed \$59,808 for the Community Garden Project.</p> <p>The community garden project is in what is commonly known as Merchant's Park, located to the south and east of the intersection of Addison and Milwaukee, in the Irving Park Community Area, an area that has significant deficits of open space. The funds will go to build fences, sheds, garden contours, walking paths, as well as covering the costs of project management, environmental assessments, and site surveys.</p> <p>This grant may only be used to pay capital improvement costs, and NeighborSpace is responsible for any fees, costs and expenses in excess of the amount of the grant. Pursuant to the Open Space Ordinance, the fees will be expended within the same Community Area from which they were collected.</p>
O2014-6681	Mayor	40, 50	Finance	<p><b>Special Service Area (SSA) 43; reauthorization.</b> This ordinance would direct the Committee on Finance to hold public hearings to consider proposed amendments to the 2014 Budget and associated Service Provider Agreement for Special Service Area 43 ("SSA 43"). The current ordinance authorizes SSA 43 to levy an annual property tax, from 2006 through 2015, at a rate not to exceed 0.4% of equalized assessed valuation on taxable property within the area. The proposed amendments would extend the period of taxation through 2028, and raise the maximum rate to 1.5%. Under the current ordinance, the authorized activities for SSA 43 include, but are not limited to, maintenance and beautification, new construction, coordinated marketing and promotional activities, parking and transit programs, area strategic planning, business</p>

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O2014-6681 (continued)				<p><b>Special Service Area (SSA) 43; reauthorization</b> <i>(continued)</i></p> <p>retention and recruitment, building facade improvements, security services and other technical assistance activities to promote community and economic development. Under the proposed amendments, the authorized activities for SSA 43 would include but not be limited to recruitment of new businesses to the area, rehabilitation activities, maintenance and beautification activities, security, coordination of promotional and advertising activities, strategic planning for the area, and other technical assistance activities to promote commercial and economic development including, but not limited to: streetscape improvements; strategic transit/parking improvement including parking management studies; and enhanced land use oversight and control initiatives.</p> <p>The boundaries of SSA 43 are, and would continue to be, Devon Avenue from Kedzie Avenue to Damen Avenue, and Western Avenue from Arthur Avenue to Granville Avenue.</p> <p>Note: the letter of transmission for this ordinance erroneously states that it refers to Special Service Area 55.</p>
O2014-6680	Mayor	1, 2, 27	Finance	<p><b>Special Service Areas (SSA); new SSA 29-2014.</b> This ordinance would direct the Committee on Finance to hold public hearings to consider creation of new SSA 29-2014. The proposed SSA 29-2014 would be authorized to levy an annual property tax, from 2014 through 2028, at a rate not to exceed 0.47% of equalized assessed valuation on taxable property within the area. The authorized activities for proposed SSA 29-2014 would include but not be limited to recruitment of new businesses to the area, rehabilitation activities,</p>

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O2014-6680 (continued)				<p><b>Special Service Areas (SSA); new SSA 29-2014</b> (continued)</p> <p>maintenance and beautification activities, security, coordination of promotional and advertising activities, strategic planning for the area, and other technical assistance activities to promote commercial and economic development including, but not limited to: streetscape improvements; strategic planning including parking management studies; and enhanced land use oversight and control initiatives,</p> <p>The approximate boundaries of SSA 29-2014 would be Chicago Avenue from Western Avenue to Halsted Street; Damen Avenue from Chicago Avenue to Huron Street; Milwaukee Avenue from Augusta Avenue to Erie Street on both sides of the street and Division Street to Augusta Avenue on the East side of the street; Ogden Avenue from Fry Street to the Kennedy Expressway; Ashland Avenue from Division Street to Chicago Avenue; and Division Street from Milwaukee Avenue to the Kennedy Expressway on the South side of the street.</p> <p>Note: the letter of transmission for this ordinance erroneously states that it refers to Special Service Area 55.</p>
O2014-6679	Mayor	19	Finance	<p><b>Special Service Area (SSA) No. 55; budget correction and funding increase.</b></p> <p>This ordinance would amend the 2014 Budget and associated Service Provider Agreement for SSA No. 55. The ordinance would increase the budget for Special Services from \$32,250 to \$94,300. The ordinance would increase the carryover funds currently available from prior tax years from \$0 to \$30,800, because the provider had previously failed to include in the 2014 Appropriation, Levy, and Agreement Ordinance and the 2014 Service Provider Agreement. The ordinance would increase the budgeted revenue from Fund</p>

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O2014-6679 (continued) O2014-6680				<p><b>Special Service Area (SSA) No. 55; budget correction and funding increase</b> (continued) 546 from \$0 to \$31,250 because those Fund 546 resources are available.</p> <p>SSA No. 55 is located on 111<sup>th</sup> Street, from Sacramento Avenue to roughly Central Park Avenue.</p>
<b>Part 3: Transactional Ordinances</b>				
<b>3.a Intergovernmental Agreements</b>				
O2014-6062	Mayor	41	Committee on Special Events, Cultural Affairs and Recreation	<p><b>Chicago Public Schools (CPS); Expenditure of Open Space Impact Fee Funds; Everett McKinley Dirksen Elementary School Garden; 8601 West Foster Avenue.</b> Open Space Impact Fees are paid by developers to help defray the costs of additional open space needed to meet the needs of private developments. This ordinance authorizes the expenditure of Open Space Impact fees collected from the O'Hare Community Area to help create a school garden at Everett McKinley Dirksen Elementary School, 8601 West Foster. Chicago Public Schools owns the site. The city, CPS, and Openlands (an Illinois non-profit dedicated to preserving and creating open space) will collaborate on the project. The amount of open space impact funds is not to exceed \$147,163.</p> <p>The project involves removing asphalt on school grounds to create a school garden and outdoor classroom area, with \$112,202 going toward capital improvements such as asphalt removal, design fencing and planting material, and \$27,961 allocated to project management and \$7,000 to an "art component." The project is scheduled to be completed in Spring of 2015.</p>

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O2014-6327	Mayor	41	Finance	<p><b>Intergovernmental Agreement; Chicago Park District; Amundsen Park; TIF Funds; Galewood/Armitage TIF.</b> This ordinance would authorize an agreement whereby the City would contribute an amount not to exceed \$2,850,000 in TIF funds from the Galewood/Armitage Industrial Redevelopment Area to reimburse the Park District for expenses incurred in the design and survey for an athletic turf field, drainage, soil and foundation, a new track and restoration of a baseball field at Amundsen Park located at 6200 West Bloomingdale Avenue.</p> <p>The Park District agrees that the City will reimburse the Park District with the TIF Assistance for the costs of the Project and that all costs of completing the Project over the TIF Assistance shall be the sole responsibility of the Park District. The City will establish a special account within the Galewood/Armitage Industrial Redevelopment Area Special Tax Allocation Fund; such special account is or shall be known as the "Amundsen Park Account." Disbursement of TIF Assistance funds will be subject to the availability of Galewood/Armitage Increment in the Amundsen Park Account.</p> <p>Term: This agreement shall commence on the closing Date and shall expire on the date on which the Galewood/Armitage Industrial Redevelopment Area is no longer in effect, or on the date of termination of this agreement, whichever occurs first.</p>
O2014-5829	Mayor	All	Budget and Government Operations	<p><b>Intergovernmental Agreement; Chicago Housing Authority ("CHA"); Department of Administrative Hearings ("DOAH"); Sharing Case Information.</b> This ordinance would authorize an agreement whereby the CHA and DOAH will share case information about cases involving alleged City Code violations so that CHA can identify which properties receiving Section 8 subsidies are</p>

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O2014-5829 (continued)				<p><b>Intergovernmental Agreement; Chicago Housing Authority ("CHA"); Department of Administrative Hearings ("DOAH"); Sharing Case Information</b> (continued)</p> <p>involved in the DOAH hearing process. The goal of the CHA requesting the Case Information is for the Housing Choice Voucher Program ("HCV" or "Section 8") to be able to stop payments to property owners who are not in compliance with City Codes and to induce these owners to make necessary repairs to their properties. DOAH will prepare a monthly searchable electronic report for the CHA containing the case information. "Case Information" is defined as information regarding the status of all DOAH cases involving properties with alleged City Code violations filed within the calendar year. The information will be updated by DOAH monthly.</p> <p>Term: This agreement would be for a term commencing on its effective date and would expire 10 years thereafter, unless terminated sooner.</p>
O2014-5870	Mayor; Ald. P. O'Connor (40)	All	Aviation	<p><b>Intergovernmental agreement; O'Hare Noise Compatibility Commission; 40<sup>th</sup> Ward.</b> This ordinance would amend the Intergovernmental Agreement establishing the O'Hare Noise Compatibility Commission to authorize the addition of a new participant appointed by the Mayor of the City of Chicago to represent the 40<sup>th</sup> Ward on the Commission. The Commission provides a common forum for interested parties, including suburban governments, to have a voice in the noise issues related to O'Hare Airport.</p>

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<b>3.b Real Estate Transactions – Non-ANLAP</b>				
O2014-5850	Mayor	13	Aviation	<p><b>Midway International Airport; land acquisition; Runway Protection Zone; 5607-11 and 5613 W. 63<sup>rd</sup> Street.</b> Midway Airport is bounded on the south by West 63<sup>rd</sup> Street, which is completely built up in the 5600 block, just west of the airport's western boundary (South Central Avenue). This ordinance would authorize the purchase of the foregoing properties in order to clear them as part of the creation of a runway safety zone. The corporation counsel would be authorized to file eminent domain proceedings to force acquisition if negotiations with the owners prove unsuccessful. Funding for the purchases would come from any funds legally available, including general airport revenue bonds or grants.</p>
O2014-6487	Mayor	26, 31, 35	Finance	<p><b>Transfer of city-owned real estate and related tax credits; affordable/accessible housing; 1746 N. Keystone (Ward 26); 1917 N. Keystone (Ward 35); 1941 N. Karlov (Ward 35); 2415 N. Harding (Ward 31); Access Housing 1 LLC.</b> This ordinance would authorize the transfer of the above properties (all vacant lots) to Access Housing 1 LLC ("Developer"). Access Housing 1 LLC is controlled, through several layers, by IFF, an Illinois not-for-profit corporation. Founded in 1988 as the Illinois Facilities Fund, IFF has provided financial and technical support to other not-for-profits engaged in community development. More recently, IFF has begun to develop affordable housing, including accessible units. Developer is the legal entity created for this transaction.</p> <p>Developer plans to construct 2-flats on each of the 4 vacant lots. Each unit would be intended for households with incomes between 20% and 60 % of area median. The lower unit in each building would also be fully accessible for people with physical disabilities.</p>



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O2014-6487 (continued)				<p><b>Transfer of city-owned real estate and related tax credits; affordable/accessible housing; 1746 N. Keystone (Ward 26); 1917 N. Keystone (Ward 35); 1941 N. Karlov (Ward 35); 2415 N. Harding (Ward 31); Access Housing 1 LLC (continued)</b></p> <p>The properties have a combined appraised value of \$354,440. The City proposes to sell the lots for the token consideration of \$1. This is in effect a donation of the land, which may qualify the transaction for donation tax credits under the Illinois Housing Development Act. The ordinance would assign any such credits to Developer.</p>
O2014-6635	Mayor	20	Finance	<p><b>Transfer of City-owned property; redevelopment agreement; tax credits; Historic Strand LP; 6314 South Maryland; 6315 South Cottage Grove; Woodlawn TIF area.</b> On March 5, 2014, the City Council approved a Planned Development for the above properties, which are separated from each other by a public alley. The Planned Development (SO2013-7556) calls for converting the Maryland Avenue property (currently vacant) into a parking lot (minimum 22 spaces, including 2 accessible spaces) with landscaping and a decorative sliding gate for vehicle ingress and egress. There is also a requirement for a minimum of 11 bicycle parking spaces. The existing brick building on the Cottage Grove property (the former Strand Hotel, now unoccupied) is to be renovated and redeveloped to include ground-level commercial uses (B3-3 Community Shopping) and up to 63 residential units. The building is listed on the National Register of Historic Places. The City currently owns the properties; the zoning applicant was Historic Strand LP, an Illinois limited partnership; the City's sale of the properties to Historic Strand was already contemplated at that time. Both properties are located within the Woodlawn TIF Redevelopment Area.</p>

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O2014-6635 (continued)				<p><b>Transfer of City-owned property; redevelopment agreement; tax credits; Historic Strand LP; 6314 South Maryland; 6315 South Cottage Grove; Woodlawn TIF area</b> (continued)</p> <p>Historic Strand LP is controlled by Holsten Real Estate Development Corporation, which is affiliated with Holsten Human Capital Development NFP, and Illinois not-for-profit corporation ("HHCD"). All three entities would be parties to the redevelopment agreement authorized by this ordinance, and together are considered the "Developer."</p> <p><b>The Project:</b> Under the redevelopment agreement, HHCD would acquire title to the two properties and transfer them to Historic Strand LP. Historic Strand LP would be responsible for the actual redevelopment work.</p> <p>The Strand Hotel building would contain three commercial units on the ground floor, and 63 residential units. One residential unit would be reserved for an on-site manager. The remaining 62 residential units would be rented, with 53 (85%) units reserved for households with income not exceeding 60% of area median; this far exceeds City standards under the Affordable Requirements Ordinance (10%) and City TIF financing standards (20%). The remaining 9 units would be rented at market rate. The parking facility would contain 28 spaces; the project would also provide indoor parking for 48 bicycles and outdoor space for 2 more. These figures far exceed the Planned Development minimum.</p> <p><b>Purchase price:</b> Token \$1; no appraised value is provided in the ordinance documents.</p>

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O2014-6635 (continued)				<p><b>Transfer of City-owned property; redevelopment agreement; tax credits; Historic Strand LP; 6314 South Maryland; 6315 South Cottage Grove; Woodlawn TIF area</b> (continued)</p> <p><b>Financing:</b> The estimated budget for this project is just under \$22 million. It would be financed as follows:</p> <ul style="list-style-type: none"><li>• City of Chicago Multi-Family program loan of up \$4,709, 618; term not exceed 42 years; interest rate 0%; non-recourse against Developer entities. This would be secured by a mortgage junior to the next item.</li><li>• Bridge financing during the construction phase, in the form of a \$13 million loan from CitiBank; this will be replaced by the items that follow.</li><li>• Low Income Housing Tax Credits valued at approximately \$1.25 million; when syndicated, these can generate up to \$12.4 million in capital, which can be used to pay down the bridge loan.</li><li>• Historic Tax Credits, which when syndicated are expected to generate approximately \$3.37 million; the funds generated through syndication can be used to pay down the bridge loan.</li><li>• City of Chicago TIF funds, up to \$2 million (or 8% of project costs, whichever is less). These funds come from the Woodlawn TIF area, and would be a grant to Holsten Development which, in turn, would lend the money to Historic Strand LP; this loan would be secured by a mortgage (up to 42 years, at 0% interest) junior to the City's mortgage.</li><li>• Donation tax credits, with a value of approximately \$303,650. If used as a loan (similar to the TIF amount procedure), the same loan and mortgage terms would apply.</li><li>• Grant from the Illinois Department of Commerce and Economic Opportunity, in the amount of \$128,790.</li></ul>

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O2014-6635 (continued)				<p><b>Transfer of City-owned property; redevelopment agreement; tax credits; Historic Strand LP; 6314 South Maryland; 6315 South Cottage Grove; Woodlawn TIF area</b> (continued)</p> <ul style="list-style-type: none"> <li>Token equity (\$100) from the general partner, Holsten.</li> </ul> <p><b>Project schedule:</b> The Redevelopment Agreement states that the Developer would begin the work no later than September 30, 2014, and complete the work no later than December 31, 2015. These dates may require adjustment due to ordinance timing, closing, etc. Such an adjustment is authorized in Section 2 of the ordinance.</p>
O2014-5981	Mayor	20	Housing and Real Estate	<p><b>Sale of City-owned real estate; 6408 S. Langley; Preserving Communities Together Program ("PCT"); NHS Redevelopment Corporation.</b> The subject property is currently improved with a single family residential building in need of substantial repair. It is deemed eligible for the PCT Program, which is intended to abate the negative effects of abandoned, deteriorated and dangerous buildings by acquiring those buildings and conveying them to parties who are willing and able to rehabilitate them. This ordinance would authorize sale of the above property to NHS Redevelopment Corporation, an Illinois not-for-profit corporation. The sale would be conditional upon a redevelopment agreement which would require the purchaser to rehabilitate and sell the building to a homebuyer whose household Income, adjusted for family size, does not exceed eighty percent (80%) of the Chicago Primary Metropolitan Statistical Area median Income, as determined by the U.S. Department of Housing and Urban Development.</p> <p>Sale Price: \$1</p>

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O2014-5927	Mayor	10	Housing and Real Estate	<p><b>Sale of City-owned real estate; 3328 E. 90<sup>th</sup> Street; Lake Shore LLC, Series 1.</b> This ordinance would authorize sale of the above property to Lake Shore LLC, Series 1, which is located at 3362 South Halsted in Chicago. The 90<sup>th</sup> Street property is currently a vacant lot. If the transaction is approved, the purchaser will be required to improve the lot as landscaped open space within 6 months. If the purchaser decides to build housing on the property, the housing would have to comply with the City's affordability requirements. In its Economic Disclosure Statement and Affidavit, the purchaser states that it owns the building next door to the subject property (although it does not state the address or use of the property it owns).</p> <p>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.</p> <p>Appraised value: \$2,200 Sale Price: \$2,200</p>
O2014-5924	Mayor	4	Housing and Real Estate	<p><b>Sale of City-owned real estate; 916-918 East 43<sup>rd</sup> Street; Norflow Holding Corp.</b> This ordinance would authorize sale of the above property to Norflow Holding Corporation, which is located at 1004 E 41<sup>st</sup> Place. If the transaction is approved, the purchaser will be required improve the subject property as a parking lot within 12 months, and maintain it as a parking lot in perpetuity.</p> <p>Appraised value: \$30,000 (as a parking lot in perpetuity deed restriction) Sale Price: \$30,000</p>

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O2014-5824	Mayor	44	Housing and Real Estate	<b>License agreement with SitStayRead!, Inc. for access to property at 2861 North Clark Street.</b> This ordinance would authorize the Department of Fleet and Facility Management to enter into an agreement with SitStayRead!, an Illinois not-for-profit corporation, whose primary office is located at 2849 N Clark Street, Chicago. The agreement would permit SitStayRead! to use approximately 1,192 square feet located on the first floor of the City-owned property at 2861 N Clark St, which is commonly known as Lakeview Neighborhood Health Center building. SitStayRead! would pay \$1 per year in rent, and would be responsible for a proportional share (4.42%) of the operating expenses for the 26,969 square foot building.
O2014- 6070	Mayor	4	Committee on Special Events, Cultural Affairs and Recreation	<b>Expenditure of Open Space Impact Fee Funds; property acquisition for park; 43<sup>rd</sup> Street Pedestrian Bridge.</b> Open Space Impact Fees are paid by developers to help defray the costs of additional open space needed to meet the needs of private developments. In this instance, Open Space Impact Fees are requested for the Chicago Department of Transportation to acquire an adjacent parcel of land in order to create an access park to the pedestrian bridge at 1163 E. 43 <sup>rd</sup> Street. The project is located in the Kenwood Community Area. Open Space Impact fees must be used in the community where they were generated, or in a contiguous area. Funds from the Kenwood Community Area in the amount of \$109,688, and the Oakland Community Area, in the amount of \$63,593, will be provided to pay for the cost of the project, totaling \$173,281.
O2014-5827	Mayor	25	Housing and Real Estate	<b>License Agreement; Mercy Diagnostic and Treatment Center; 1713 S. Ashland Avenue.</b> This ordinance would authorize the Commissioner of Fleet and Facility Management and the Commissioner of Public Health to execute a License

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O2014-5827 (continued)				<p>Agreement with Mercy Diagnostic and Treatment Center (D/B/A Mercy Family Health Center) ("Mercy"), allowing Mercy to use approximately 12,500 square feet of space on the ground floor of the Lower West Neighborhood Health Clinic, along with access to an adjacent parking lot, all located at 1703 South Ashland Avenue. Mercy will use the premises to deliver medical services to the neighborhood improving the overall quality of affordable public health services available to area residents.</p> <p>Term: from execution of agreement until June 30, 2019. Rent: Token, \$1.00 for the entire term. Mercy would pay its proportionate share of the building's operating costs (including snow removal and custodial services) that total approximately \$7,078.00 per month. The City would pay for utilities.</p>
O2014-5825	Mayor	38	Housing and Real Estate	<p><b>License Agreement; Village of Elmwood Park; 4201 N. Oak Park Avenue.</b> This ordinance would authorize the Commissioner of Fleet and Facility Management to execute a License Agreement with the Village of Elmwood Park, whereby the Village would use approximately 12,573 square feet of city owned property located at 4201 North Park Avenue to store salt for snow events. The City currently uses this vacant property to store salt, and the property is large enough to accommodate both the City and Village needs. The proposed access will help the Village streamline its snow preparedness, and shall improve pedestrian safety and traffic congestion during the snow season along multiple streets in the Village including major streets shared between the City and the Village.</p> <p>Term: from execution of agreement until December 31, 2017.</p>

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O2014-5825 (continued)				<b>License Agreement; Village of Elmwood Park; 4201 N. Oak Park Avenue</b> (continued)  Rent: Token, \$1.00 for the entire term. The Village would pay its portion of utility service for the property, as well as any taxes that may be due because of this transaction
<b>3.c Real Estate Transactions – Adjacent Neighbors Land Acquisition Program (ANLAP) Ordinances.</b>				
Each ordinance listed below would authorize sale of a vacant, city-owned lot to someone who resides on the adjacent property. If the transaction is approved the purchaser will be required to clean and landscape the subject property as a side yard within 6 months. For 10 years after taking title, the purchaser would not be allowed to sell the subject property or build on it, except to construct a garage to serve the purchaser's residence. Combining the properties may enhance the value of both, while relieving the City of the expenses of maintenance and restoring the vacant parcel to the tax rolls.				
O2014-5945	Mayor	20	Housing and Real Estate	The ANLAP transaction ordinances introduced at this meeting are:  <b>City-owned vacant property address:</b> 4935 S. Loomis Blvd <b>Purchaser and purchaser's address:</b> Dolores Sanchez Soriano, 4937 N. Loomis Blvd., Chicago, Illinois 60609 <b>Appraised value:</b> \$7,000 <b>Sale Price:</b> \$1,000



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				<b>Adjacent Neighbors Land Acquisition Program (ANLAP) Ordinances</b> <i>(continued)</i>
O2014-5931	Mayor	3	Housing and Real Estate	<p><b>City-owned vacant property address:</b> 4539 S. Vincennes Avenue  <b>Purchaser and purchaser's address:</b> JoAnne Guillemette, 4541 S. Vincennes Avenue, Chicago, Illinois 60653  <b>Appraised value:</b> \$15,000  <b>Sale Price:</b> \$2,000</p>
				<b>3.d Other Transactions</b>
O2014-5887	Mayor	All	Workforce Development and Audit	<p><b>Collective Bargaining Agreement; Illinois Nurses Association.</b> This ordinance would authorize a collective bargaining agreement covering compensation and working conditions for all full-time and part-time nurses employed by the City (except those in managerial or confidential positions). The major points of the agreement are as follows:</p> <p><b>Term:</b> Retroactive to July 2, 2012, through June 30, 2017.  <b>Signing bonus:</b> One-time payment of \$700 to each union member on payroll as of the date of City approval of the contract. This amount is not to be included in base pay, or considered a salary increase or adjustment.  <b>Salary adjustments:</b> 1.0% retroactive to January 1, 2014;                                            1.0% retroactive to July 1, 2014;                                            1.50% effective January 1, 2015;                                            1.25% effective January 1, 2016;                                            1.25% effective January 1, 2017;                                            6.15% over the term of the agreement.</p> <p><b>Standard work week and standard shift:</b> The standard work week is 5 days; the standard shift is 8 hours, divided as follows: 7 hours of work, with 2 paid</p>

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O2014-5887 (continued)				<p><b>Collective Bargaining Agreement; Illinois Nurses Association</b> (continued)</p> <p>15-minute breaks plus 1 hour unpaid for lunch.</p> <p><b>Overtime:</b> As required by the City, with the City required to “make a reasonable effort to give nurses advance notice” of required overtime. Overtime pay is earned by working more than 5 days in a week, but only after 35 hours of work in that week. (No change)</p> <p><b>Uniform allowance:</b> \$600 per year (No change).</p> <p><b>Life insurance:</b> City pays for \$25,000 term life insurance for each member (No change).</p> <p><b>Bereavement leave with pay:</b> The period of paid bereavement leave remains at 3 consecutive days for death of an immediate family member in Illinois, and 5 consecutive days for such a death out of state. The definition of “immediate family member” is expanded to include a court-appointed ward, a court-appointed guardian and registered domestic partner.</p> <p><b>Notice of layoff:</b> 30 calendar days’ written notice unless the layoff is the result of reduction/elimination of grant funds, in which case the notice period is reduced to 14 days. The union may ask to confer with the City over layoffs, but such a request would not alter the effective date.</p> <p><b>Continuation of health insurance coverage after layoff:</b> A laid off employee would be allowed to continue his/her City health insurance, paying only the employee’s regular payroll deduction amount, through the end of the month of the layoff and for 4 months thereafter.</p> <p><b>Balancing work force:</b> The City retains the right to move covered employees from one location, from one shift, or from one day off schedule to another in order to balance the workforce, on minimum 5 work days’ notice (No change). Transfers would now take seniority into consideration.</p>

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O2014-5887 (continued)				<b>Collective Bargaining Agreement; Illinois Nurses Association</b> (continued)  <b>Reassignment rights:</b> After a layoff, if transfers become necessary, the City must give 10 days' written notice; covered employees would be allowed to claim spots based on seniority (new). <b>Grievance procedures:</b> Grievance procedures (progressive, up to and including arbitration) would not apply to discharges, suspensions in excess of 30 days, or exercise of management rights. Suspensions over 30 days and discharges would go directly to arbitration, if the union so requests. <b>Contracting out work:</b> The City reserves the right to contract out work to third parties. The union must receive notice of intent at the same time that the City gives notice to prospective bidders. The City would give an additional notice of intent to accept a bid, 45 days prior to entering into the third-party contract. The City, the proposed contractor and the union would meet to discuss employment opportunities for laid-off City nurses.
O2014-6121	Mayor	All	Workforce Development and Audit	<b>Collective Bargaining Agreement; American Federation of State, County and Municipal Employees (AFSCME), Council 31.</b> AFSCME represents City employees in numerous administrative, clerical and technical positions in many City departments. Major elements of this proposed agreement are:  <b>Term:</b> Retroactive to July 1, 2012; effective through June 30, 2017. <b>Salary increases:</b> 1.0% retroactive to January 1, 2013; 1.0% retroactive to July 1, 2013; 1.0% retroactive to January 1, 2014; 1.0% retroactive to July 1, 2014; 1.0% on January 1, 2015; 1.0% on July 1, 2015;

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O2014-6121 (continued)				<p><b>Collective Bargaining Agreement; American Federation of State, County and Municipal Employees (AFSCME), Council 31</b> (continued)</p> <p>1.0% on January 1, 2016; 1.0% on July 1, 2016; 2.0% on January 1, 2017; 9.36% over the term of the contract.</p> <p><b>Vacation carryover:</b> Accrued vacation time is expected to be used during the year it is due. Currently, up to 3 days of vacation time may be carried over into the following year; this agreement would allow employees with 10 or more years of continuous service to carry over 5 days.</p> <p><b>Paid parental leave:</b> This is tied to the federal Family Medical leave Act. To be eligible for FMLA leave, an employee must have worked at least 1,250 hours for the City in the immediately preceding 12 months. Leave would be granted as follows: up to 4 weeks of maternity leave to recover after non-surgical delivery; up to 6 weeks of maternity to recover from surgical delivery (C-section); up to 2 weeks of leave for the birth of a child to an employee's spouse or domestic partner; up to 2 weeks in the event of the adoption of a child into the employee's household. Paid parental leave can be combined with accrued vacation and/or accrued sick days.</p> <p><b>Contracting out:</b> The City reserves the right to contract out any work performed by AFSCME members, subject to 45 days advance notice to AFSCME. This is not a changed from current procedures. New elements include AFSCME input on contracting out: AFSCME would be entitled to discussion with the affected City department, to try to find ways to avoid contracting work out. Topics of these discussions could include, without limitation) reorganization of department functions, consolidation or modification of job classifications, and ways to improve delivery of services; this provision is new. If the department</p>

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O2014-6121 (continued)				<p><b>Collective Bargaining Agreement; American Federation of State, County and Municipal Employees (AFSCME), Council 31</b> (continued)</p> <p>determines to put the subject service out for bid, AFSCME would be entitled to receive a detailed description of the affected services and positions expected to be contracted out. The description would include the number of positions AFSCME affected; their respective job titles, title codes, and job descriptions; the number of persons in each such position, by title; anticipated implementation date; and a copy of all analyses and other information prepared by the department in connection with the proposed contract (if available).</p> <p>The contract would maintain a requirement that the affected City department give to AFSCME, at least 30 days prior to executing a contract with a third party, the following: name and address of the proposed contractor; a description of the work to be contracted out; a description of the proposed contract's impact on AFSCME members; a plan for assistance to employees likely to be laid off; and other relevant data to enable the union to suggest alternatives. One new piece of information would have to be provided: a copy of an economic analysis done by the City's Office of Budget and Management showing the cost benefit of contracting out.</p> <p>A separate provision (Side Letter 40, p. 246 of the agreement) would establish a Joint Labor Management Cooperation Committee to examine situations where work has already been contracted out, as well as potential situations for contracting work out, in order to discover alternatives, to find ways to maintain work within the City workforce, and to see whether work already contracted out can be brought back.</p>

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O2014-6121 (continued)				<p><b>Collective Bargaining Agreement; American Federation of State, County and Municipal Employees (AFSCME), Council 31</b> (continued)</p> <p><b>AFSCME Personal Support Program:</b> AFSCME operates a counseling and assistance program ("Personal Support Program" or PSP) for its members and their families, to assist them in dealing with a variety of issues, many of which go beyond the City's Employee Assistance Program. According to Side Letter 41 (p. 247 of the agreement), the City has been contributing to the PSP, on a per employee basis, since January 1, 2007. The most recent figure, effective January 1, 2012, was \$35 annually, per covered employee. Payments have always been made quarterly. Pursuant to Side Letter 41, the City will make its contribution for the period from July 1, 2012 (starting date of this agreement) to current quarter within 60 days after ratification of the agreement. AFSCME, for its part, would provide the City a quarterly report on City employee participation in PSP, an annual outside audit of PSP finances, and indemnification of any claims arising from assistance or treatment given a City employee through PSP.</p>
O2014-6343	Mayor	48	Finance	<p><b>SomerCor 504, Inc.; management agreement; Small Business Improvement Fund ("SBIF"); TIF funds; Hollywood/Sheridan TIF Area.</b> The SBIF program in the City's Department of Planning and Development makes grants of TIF revenues to owners of commercial and industrial properties within TIF areas, with grant funds to be used to repair or remodel their facilities for their own business use or on behalf of tenants. Eligible expenses are: new windows, floor or roof; removal/replacement of signs; tuckpointing; new HVAC systems; improvements to accommodate patrons and/or employees with disabilities; purchase of adjacent property for business expansion or for parking.</p>

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O2014-6343 (continued)				<p><b>SomerCor 504, Inc.; management agreement; Small Business Improvement Fund ("SBIF"); TIF funds; Hollywood/Sheridan TIF Area</b> (continued)</p> <p>The SBIF program was established by ordinance in 1999. A series of 41 amendments (identified in the agreement attached to this ordinance) have expanded the number of TIF areas participating in the SBIF program. SomerCor 504, Inc., has managed the SBIF program on DPD's behalf.</p> <p>This ordinance, the 42<sup>nd</sup> amendment to the comprehensive SBIF program, would add \$500,000 in revenues from the Hollywood/Sheridan TIF area to the SBIF program allocation for that area, raising the total allocation for the Hollywood/Sheridan TIF SBIF to \$1,650,000. The ordinance would also extend SomerCor 504's management responsibility to the new money.</p>
O2014-6678	Mayor	4	Finance	<p><b>Loan restructuring; TWG Kedzie LLC; 4631-4637 South Lake Park Ave.</b> This ordinance would approve the 3<sup>rd</sup> restructuring of a housing development loan originally made in 1991. The original loan was for \$1,570,000, with a term of 15 years at 1% interest per annum; this loan was secured by a junior mortgage on the property, subordinate to a mortgage securing a loan from a private source. The purpose of the loans was to rehabilitate a 65-unit residential building at the above address.</p> <p>The first restructuring of the City loan occurred in May 2003: the loan was extended by an additional 15 years, and the City consented to a new senior lender and to the City mortgage remaining subordinate to the new senior mortgage. The City also consented to a new general partner of the original borrower, waived late charges, forgave accrued unpaid interest. The</p>

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O2014-6678 (continued)				<p><b>Loan restructuring; TWG Kedzie LLC; 4631-4637 South Lake Park Ave</b> (continued)</p> <p>restructuring also “altered the repayment terms of the loan” in a manner not specified in the 2003 ordinance.</p> <p>The second restructuring occurred in January 2007. The City consented to: a change in ownership of the project (transfer of title to TWG Kedzie, an Illinois limited partnership); reduction of the interest rate on the City loan to 0%; waiver of accrued late charges; a new senior loan and mortgage; subordination of the City mortgage to the new senior mortgage; waiver of accrued late charges; waiver of accrued unpaid interest; a further extension of the term of the City loan (length of extension not spelled out in the 2007 ordinance); and an unspecified alteration in the repayment terms.</p> <p>TWG Kedzie now desires to refinance the existing senior mortgage with a new senior lender, whose identity is not given in the ordinance. This ordinance would consent to the new senior lender and new senior loan and mortgage, and would also consent to the City’s mortgage remaining subordinate to the new senior mortgage. The ordinance would also “alter the repayment terms of the (City) Loan” in a manner not specified in the ordinance.</p>
O2014-6572	Mayor	30	Finance	<p><b>Redevelopment agreement; affordable housing; Milwaukee Avenue Apartments; Full Circle Communities, Inc.; 3064 N. Milwaukee Avenue; TIF funds; Fullerton/Milwaukee TIF area.</b> Milwaukee Avenue Apartments LP, an Illinois Limited Partnership, owns the property at the above address. The limited partnership is controlled, through another tier, by Full Circle Communities, an Illinois not-for-profit corporation with headquarters in</p>



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O2014-6572 (continued)				<p><b>Redevelopment agreement; affordable housing; Milwaukee Avenue Apartments; Full Circle Communities, Inc.; 3064 N. Milwaukee Avenue; TIF funds; Fullerton/Milwaukee TIF area</b> (continued)</p> <p>suburban Northbrook. Full Circle acquires, develops, preserves and manages affordable rental housing.</p> <p>This ordinance would authorize up to \$1,000,000 in TIF revenues from the Fullerton/Milwaukee TIF area to Milwaukee Avenue Apartments to cover part of the costs associated with construction of 4-story building containing 32 rental unit, all of which will used for affordable housing. The total project costs are estimated to be at least \$9,772,729; but in no event would the City contribute more than \$1,000,000. Construction would have to begin within 6 months after execution of the redevelopment agreement, and be completed within 24 months thereafter.</p>
O2014-6402	Mayor	19		<p><b>Redevelopment Agreement; Beverly Western Partners LLC; 2342 W. 107<sup>th</sup> Street; TIF funding; Western/Rock Island TIF; 10633 S. Western Avenue.</b> This ordinance would authorize the Department of Planning and Development to enter into a redevelopment agreement with Beverly Western Partners LLC to redevelop approximately 32,036 Square feet of real property it owns located at 2342 West 107<sup>th</sup> Street and 10633 South Western Avenue. The properties are within the Western/Rock Island TIF area. In the first phase, the developer intends to demolish three existing one-story commercial buildings and construct a 3,940 square foot restaurant building with drive-through service, for a Buona Beef restaurant. The second phase includes construction of a 2,100 square foot commercial building to be used for a retail business or a restaurant.</p>

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O2014-6402 (continued)				<p><b>Redevelopment Agreement; Beverly Western Partners LLC; 2342 W. 107<sup>th</sup> Street; TIF funding; Western/Rock Island TIF; 10633 S. Western Avenue</b> (continued)</p> <p>Total Project Cost: \$2,846,974 Cost for first Phase: \$2,353,467 Cost for Second Phase: \$493,505</p> <p>The maximum contribution of TIF funds for this project would be \$450,000, payable in 5 equal, annual installments (if the Developer meets schedule). City Funds could only be used to pay directly or reimburse the Developer for costs of TIF-Funded Improvements. Private financing will cover remaining costs.</p>
O2014-6419	Mayor	31	Finance	<p><b>Redevelopment Agreement; Loan; Grant; Cicero and George Elderly Housing; Hispanic Housing Cicero and George LLC; Hispanic Housing Development Corporation; Low Income Housing Tax Credits; TIF funding; Belmont/Cicero TIF area.</b> This ordinance would authorize a redevelopment agreement and financing for a senior (55+ years) residential project at the northwest corner of Cicero Avenue (4800 W) and George Street (2900 N). The property, currently vacant land, is owned by Hispanic Housing Development Corporation, an Illinois not-for-profit corporation ("HHDC"), which through tiers controls the Borrower (Cicero and George Limited Partnership). HHDC will convey title to the property to the Borrower. The Borrower is owned by Hispanic Housing Cicero &amp; George LLC, an Illinois limited liability company ("the LLC"). The Bower and the LLC will act as Developer.</p> <p>The project will consist of a multi-story building containing approximately 69 rental units (1 studio, 64 1-bedroom, and 5 2-bedroom, and all for low and</p>

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O2014-6419 (continued)				<p><b>Redevelopment Agreement; Loan; Grant; Cicero and George Elderly Housing; Hispanic Housing Cicero and George LLC; Hispanic Housing Development Corporation; Low Income Housing Tax Credits; TIF funding; Belmont/Cicero TIF area</b> (continued)</p> <p>moderate income persons) plus an apartment for an on-site maintenance employee. The building will also have common spaces and offices; parking will also be developed to accommodate the building.</p> <p>The ordinance would approve a loan of Multi-Family Program funds in an amount not to exceed \$5,100,000. This loan would be secured by a second (junior) mortgage, with a term of up to 32 years, at 0% interest. This would be a non-recourse loan.</p> <p>The site is within the Belmont/Cicero TIF Redevelopment Area. The ordinance would also authorize a grant to the LLC of up to \$4,000,000 in Belmont/Cicero TIF funds (either directly from the TIF accounts or from sale of bonds secured by pledged TIF revenues). The LLC could lend this money to the Borrower or use any amount of it to pay down a private construction loan (the senior loan, secured by a senior mortgage).</p> <p>The City would also assign \$1,150,000 in Low Income Housing Tax Credits to the Developer. These credits can be sold/syndicated, and are expected to generate approximately \$12,350,000 in additional capital. These funds can be used to pay down the construction loan, as well.</p> <p>Additional funding would come from the Federal Home Loan Bank of Chicago (loan of \$420,00 secured by a 3<sup>rd</sup> tier mortgage); a grant from the Illinois</p>

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O2014-6419 (continued)				<p><b>Redevelopment Agreement; Loan; Grant; Cicero and George Elderly Housing; Hispanic Housing Cicero and George LLC; Hispanic Housing Development Corporation; Low Income Housing Tax Credits; TIF funding; Belmont/Cicero TIF area</b> (continued)</p> <p>Department of Commerce and Economic Opportunity (\$320,000); and an energy efficiency grant from the Illinois Clean Energy Fund (\$75,000).</p> <p>The project would have to be completed by July 31, 2016. This date could be extended by the Commissioner of Planning and Development, but not beyond December 31, 2016, for the portion financed through use of the tax credits.</p>
O2014-6604	Mayor	4	Finance	<p><b>Redevelopment agreement; loan restructuring; affordable housing; tax credits; Cornerstone Apartments; TCB Illinois; 727-733 E. 50<sup>th</sup> Place; 5033-5039 S. Evans; 4950-4958 S. Langley; 648-650 E. 50<sup>th</sup> Street; TIF financing; 49<sup>th</sup> Street/St. Lawrence Avenue TIF area.</b> This ordinance involves the expansion of an existing project (renovation of 2 existing buildings, and operation of affordable rental housing) to include new construction of 2 additional building for affordable housing, on 2 additional sites. A full understanding of this transaction requires some history.</p> <p>In 1992 the City Council approved a \$1.23 million loan of MULTI program funds to Evans Langley LP for the rehabilitation of 2 buildings to provide 45 units of affordable housing. The buildings are located at 727-733 E. 50<sup>th</sup> Place/5022-5039 S. Langley and 4950-4958 S. Langley/648-650 E. 50<sup>th</sup> Street; the project was identified as "The Cornerstone Apartments." The 1992 loan had a term of 32 years, and an interest rate of 1% per annum; it was secured by a junior mortgage on the properties. The original transaction was restructured twice, in</p>

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O2014-6604 (continued)				<p><b>Redevelopment agreement; loan restructuring; affordable housing; tax credits; Cornerstone Apartments; TCB Illinois; 727-733 E. 50<sup>th</sup> Place; 5033-5039 S. Evans; 4950-4958 S. Langley; 648-650 E. 50<sup>th</sup> Street; TIF financing; 49<sup>th</sup> Street/St. Lawrence Avenue TIF area</b> (continued)</p> <p>2008 and again in 2012. The 2008 restructuring involved waiver of late fees and accrued and unpaid interest. In 2012, Evans Langley LP was replaced by TCB Langley LLC, which is controlled by The Community Builders Inc., a Massachusetts not-for-profit (doing business here as TCB Illinois NFP) that specializes in developing affordable housing. TCB Langley was allowed to take title to the property and to assume the original borrower's obligations under the City loan and mortgage.</p> <p>In 1996, prior to the 2012 restructuring, the City established the 49<sup>th</sup> Street/St. Lawrence Avenue TIF Area. TCB Evans Langley has acquired title to two additional properties (613 and 637 East 50<sup>th</sup> Street), on which it intends to develop 2 new apartment buildings, containing a total of 14 rental units, all to be reserved for affordable housing under City guidelines. Both of these new properties are located within the 49<sup>th</sup> Street/St. Lawrence Avenue TIF area.</p> <p>TCB Langley desires to finance the new construction, as well as completion of the Cornerstone rehabilitation project, as a complete package with new senior financing. This would require the City's consent to subordinate the original City mortgage to a new senior mortgage (there may also be one or more mortgages subordinate to the City's position). If the ordinance is approved, the restructured City loan and mortgage may have an increased interest rate, an extended maturity date and altered payment terms, as well as an extension of the period of affordability on the subject rental units. The extent and nature of</p>

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O2014-6604 (continued)				<p><b>Redevelopment agreement; loan restructuring; affordable housing; tax credits; Cornerstone Apartments; TCB Illinois; 727-733 E. 50<sup>th</sup> Place; 5033-5039 S. Evans; 4950-4958 S. Langley; 648-650 E. 50<sup>th</sup> Street; TIF financing; 49<sup>th</sup> Street/St. Lawrence Avenue TIF area</b> (continued)</p> <p>these potential modifications are not spelled out in the ordinance.</p> <p>Under the ordinance, the City would also provide up to \$2,000,000 in TIF funds to pay for or to reimburse TCB Evans Langley for TIF-eligible expenses related to the new construction portion of the project. Work would have to begin within 30 days flowing closing date of the new redevelopment agreement, and be completed within 15 months thereafter. The TIF funding would be paid out as follows: \$1,000,000 after 50% completion; \$500,000 after 75% completion; and \$500,000 upon completion.</p> <p>Financing may also include low-income housing tax credits, which can be sold to investors to raise capital for the project.</p> <p>Section 17 of the redevelopment agreement includes "Red Stone Equity Holding LLC" of Cleveland, Ohio, as a recipient of any notice from the City to the developer. The Economic Disclosure Statements (EDS) of TCB Evans Langley LLC also indicates that Red Stone Equity Holding LLC will be an investor and non-managing member, and that Red Stone Equity Manager LLC will be a special investor non-managing member of TCB Evans Langley. No EDS of any Red Stone entity is included in the ordinance package.</p>

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<b>Part 4. Non-Ceremonial Resolutions</b>				
R2014-527	Ald. Balcer (11)	All	<b>Pedestrian and Traffic Safety</b>	<b>Chicago Department of Transportation; City's red light camera enforcement program.</b> The City of Chicago's red-light camera enforcement program is a public safety initiative designed to make streets safer by changing driver behavior. Recent media reports on the Red Light Program have focused on flaws in the system and have ignored its effect on reducing crashes. This resolution requests that appropriate members of the Department of Transportation appear before the Committee on Pedestrian and Traffic Safety to give a report on the effectiveness of the City's red light camera enforcement program and its effect on reducing crashes and promoting safety.
R2014-520	Ald. Burnett (27)	All	<b>Pedestrian and Traffic Safety</b>	<b>Chicago Department of Transportation; City's red light camera enforcement program; Automated Tickets Issued in Error.</b> A recent report revealed some anomalies in ticketing patterns at several red-light camera-equipped intersections across the city. At a hearing conducted on July 23, 2014, the Commissioner of Transportation proposed steps to address the issue. This resolution states that the City Council wishes to be updated, through hearings conducted by the Committee on Pedestrian and Traffic Safety, regarding the progress of the department on the actions underway to ensure public confidence in the City's system for enforcing red light camera violations.
R2014-526	Ald. Waguespack (32) and 17 others	All	<b>Pedestrian and Traffic Safety</b>	<b>Chicago Department of Transportation; City's red light camera enforcement program; deployment and utilization of red light camera system.</b> This resolution recites the fact that the City's red light camera program has recently come under increasing public scrutiny by both the media and the City of Chicago's Inspector General. Media investigation has led to questions concerning the data gathering process and control of the program. Newspaper reports indicate at least 13,000 of the more than 4 million tickets issued to be

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R2014-526 (continued)				<p><b>Chicago Department of Transportation; City's red light camera enforcement program; deployment and utilization of red light camera system (continued)</b></p> <p>without foundation. This resolution requests that CDOT officials and the Inspector General appear before the Committee on Pedestrian and Traffic Safety in order to provide more transparency regarding the red light camera program; the resolution also calls on the committee to expeditiously convene a public hearing to receive public testimony as well as expert witnesses to respond to questions raised in the Inspector General's 2013 audit.</p>
R2014-524	Ald. Tunney (44) and 16 others	All	<b>Committee on Economic, Capital and Technology Development</b>	<p><b>Resolution for hearings on effect of current minimum hourly wage on workers and business owners in Chicago and on methods of increasing current minimum hourly wage throughout Illinois.</b> Attempts to increase the minimum wage inevitably bring up concerns about slow business expansion and local job reduction: this resolution calls upon the Committee on Economic, Capital and Technology Development to conduct hearings on the effect of minimum wage increase, both for workers as well as businesses. These hearings would also focus on increasing the minimum wage in the state of Illinois, in order for Chicago to avoid experiencing negative economic impacts as a result of the minimum wage increase. The resolution recommends that Chicago focuses policy on job creation and education, and works to preserve the interests of current and potential future employees.</p> <p>The resolution calls for informed economists, representatives of workers groups and the business community to present information to the committee, in order to develop recommendations for the Illinois General Assembly and the United States Congress on methods of implementing a minimum wage increase.</p>



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R2014-530	Ald. Laurino (39)	All	Committee on Finance	<b>Resolution calling on Corporation Counsel to prepare all necessary pleadings to be filed with Illinois Commerce Commission regarding merger of Wisconsin Energy Corporation and Integrys Energy Group.</b> This resolution calls on the Corporation Counsel to prepare all necessary pleadings to be filed with the Illinois Commerce Commission to ensure that the best interests of Chicago customers are protected as a result of the sale of Chicago-based Integrys Energy Group to Milwaukee-based Wisconsin Energy Corp. The merger makes the entity the nation's eighth-largest natural gas distribution company. The announcement of the merger, however, did not come with the reassurance and confirmation that the deal would not lead to more frequent rate hikes, or outline how the acquisition would affect or benefit Chicago customers. This resolution would order the Corporation Counsel to participate in regulatory proceedings related to the merger in order to ensure that the proposed merger is beneficial, or at least not further detrimental, to Chicago gas customers.
R2014-525	Ald. Burke (14); Reboyas (30); Suarez (31); Solis (25); Muñoz (22); Cardenas (12)	All	Joint Committee on Finance, Committee on Human Relations	<b>Declaration of commitment by City Council of Chicago to work with federal government and other local organization to provide services for unaccompanied child migrants traveling from Central America to the US.</b> This resolution outlines the recent issue of a surge in children from Central America, without adult traveling companions, being apprehended at the US border, and highlights Chicago's history of welcoming immigrant communities. The resolution declares the commitment to work with federal government and local organizations to provide housing and support services for unaccompanied child migrants, and mentions that the federal government has approached Chicago regarding the possibility of a federally-funded facility to house and support up to 1,000 unaccompanied child migrants.

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R2014-522	Ald. Burke (14); O'Shea (19); Beale (9)	All	<b>Joint Committee on Finance, Committee on Transportation and Public Way</b>	<b>Call for U.S. Department of Transportation comprehensive rulemaking proposal to be amended to provide more stringent restrictions in High Threat Urban Areas for trains carrying 15 or more tank carloads of flammable liquids.</b> This resolution outlines the danger of derailment of trains transporting hazardous material, and highlights the US Department of Transportation's Pipeline and Hazardous Materials Safety Administration's recent warning that the type of crude oil being transported from North Dakota may be more flammable than traditional heavy crude oil. The resolution then declares stricter rules need to be adopted by the US Department of Transportation to impose more strict regulations on tank carloads of flammable liquids. These regulatory measures include routing analysis, codifying a 2014 emergency order, notifying the city when these trains operate through Chicago, equipping tank cars with new performance standards, imposing a hazardous material transportation fee, and setting a maximum speed for these hazardous tank cars when they pass through the city of Chicago.
R2014-521	Ald. Solis (25)	25	<b>Committee on Economic, Capital and Technology Development</b>	<b>Support of Class 6(b) tax incentive for property located at 2800 S. Ashland.</b> This resolution would authorize Class 6(b) (industrial structures) tax incentives to encourage industrial development, rehabilitation of existing industrial structures, and industrial reutilization of abandoned buildings, under the Cook County Real Property Classification ordinances, for 2800 S. Ashland. The owner of this property is Q Investment Properties Sunshine, LLC, a Delaware limited liability company. The applicant intends to rehabilitate an approximately 315,000 square foot industrial facility on the property. The property is located in the City of Chicago Enterprise Zone No. 1, and the Pilsen Redevelopment Project Area.

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R2014-521 (continued)				<p><b>Support of Class 6(b) tax incentive for property located at 2800 S. Ashland</b> (continued)</p> <p>Under the county's classification ordinance, when requirements are met, the subject property would be assessed at 10% of its market value for the first 10 years and any subsequent 10-year renewal period; if the incentive is not renewed, the assessment rate would rise to 15% of the market value in year 11, 20% in year 12 and 25% of market value thereafter.</p>
R2014-529	Ald. Fioretti (2); Brookins (21) and 7 others	All	<b>Education and Child Development</b>	<p><b>Call for Hearings; Closure Simeon Academy.</b> From 1880 until recently, the Chicago Public School's Board of Education has provided vocational education as a desirable adjunct to college preparatory curricula. This resolution states that current CPS policy appears to be shifting from an education that teaches both vocations and college preparatory classes to a focus only on the pursuit of a four-year degree, and offers as an example the proposed closures of an electrician and an automotive program at Simeon Career Academy. The resolution calls on the Committee on Education and Child Development to hold hearings in order to take testimony concerning the closure of Simeon Career Academy and the future of vocational education in the Chicago Public Schools in general.</p>
R2014-528	Ald. Fioretti (2) and 8 others	All	<b>Committees, Rules and Ethics</b>	<p><b>Referendum Question; Municipal Election; School Board.</b> This resolution would direct that an advisory referendum question be placed on the ballot of the Municipal General Election to be held on February 24, 2015, to allow Chicago voters to state whether members of Chicago Board of Education School District 299 should be elected. Currently, school board members are appointed by the mayor.</p>

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R2014-523	Ald. Cardenas (12); Balcer (11); Pope (10); Lane (18); Thomas (17)	All	Health and Environmental Protection	<b>Hearings on food additive azodicarbonamide.</b> This resolution calls on the Committee on Health and Environmental Protection to hold hearings on the potential dangers of the food additive azodicarbonamide, and calls on consumers in Chicago to exercise caution when purchasing products containing azodicarbonamide. The resolution states that azodicarbonamide is used as a bleaching agent in flour. The resolution cites several studies which it says showed serious health hazards associated with azodicarbonamide.
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<i>End of Summary</i>		<i>End of Summary</i>		<i>End of Summary</i>