

## ORDINANCE

**WHEREAS**, the City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

**WHEREAS**, pursuant to an ordinance adopted by the City Council of the City (the "City Council") on February 5, 1998 and published at pages 60917 to 61071 of the Journal of the Proceedings of the City Council (the "Journal") of such date, a certain redevelopment plan and project (the "Original Plan") for the Roosevelt/Cicero Redevelopment Project Area (the "Roosevelt/Cicero Area") was approved pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.) (the "Act"); and

**WHEREAS**, pursuant to an ordinance adopted by the City Council on February 5, 1998 and published at pages 61058 to 61064 of the Journal of such date, the Roosevelt/Cicero Area was designated as a redevelopment project area pursuant to the Act; and

**WHEREAS**, pursuant to an ordinance adopted by the City Council on February 5, 1998 and published at pages 61065 to 61071 of the Journal of such date, tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Roosevelt/Cicero Area redevelopment project costs (as defined in the Act) incurred pursuant to the Original Plan; and

**WHEREAS**, the Original Plan has been amended by ordinances adopted on November 1, 2016 (Amendment No. 1"), April 24, 2020 ("Amendment No. 2") and October 26, 2022 ("Amendment No. 3").

**WHEREAS**, the Original Plan as amended by Amendment No. 1, Amendment No. 2 and Amendment No. 3 is hereinafter referred to as the "Plan"; and

**WHEREAS**, the City has determined that the continuance of a shortage of affordable rental housing is harmful to the health, prosperity, economic stability and general welfare of the City; and

**WHEREAS**, North Lawndale Initiative Support, Inc., an Illinois not-for-profit corporation (the "QALICB"), owns or intends to purchase real property located within the Roosevelt/Cicero Area, which is generally located at 4100 West Fillmore Street, Chicago, Illinois 60624 (the "Property"); and

**WHEREAS**, the QALICB plans to lease the Property to North Lawndale Catalyst Initiative, Inc., an Illinois not-for-profit corporation ("Prime Tenant") for sublease to various sub-tenants of the Project (as defined herein); and

**WHEREAS**, the QALICB and Prime Tenant are together referred to herein as the "Developer"; and

**WHEREAS**, the Developer plans to commence and complete the rehabilitation of an approximately 168,000 square foot industrial building located on the Property, which will have approximately 120,000 square feet of gross leasable space (the "Project"); and

**WHEREAS**, the Developer proposes to undertake the Project in accordance with the Plan;  
and

**WHEREAS**, pursuant to Resolution 24-CDC-02 adopted by the Community Development Commission of the City of Chicago (the "Commission") on March 5, 2024, the Commission has recommended that the Developer be designated as the developer for the Project and that the Department of Planning and Development be authorized to negotiate, execute and deliver on behalf of the City a redevelopment agreement with the Developer for the Project; now, therefore,

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

**SECTION 1.** The above recitals are incorporated herein and hereby made a part hereof.

**SECTION 2.** The Developer is hereby designated as the developer for the Project pursuant to Section 5/11-74.4-4 of the Act.

**SECTION 3.** The Commissioner of Planning and Development (the "Commissioner") or a designee are each hereby authorized, with the approval of the City's Corporation Counsel, to negotiate, execute and deliver a redevelopment agreement between the Developer and the City in substantially the form attached hereto as Exhibit A and made a part hereof (the "Redevelopment Agreement"), and such other supporting documents as may be necessary to carry out and comply with the provisions of the Redevelopment Agreement, with such changes, deletions and insertions as shall be approved by the persons executing the Redevelopment Agreement.

**SECTION 4.** To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago (the "Municipal Code"), or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance. Sections 2-44-080, 2-44-085, 2-44-090, 2-44-100 and 2-44-105 of the Municipal Code shall not apply to the Property or the Project.

**SECTION 5.** This ordinance shall be in full force and effect upon its passage and approval.