



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2020-6215

Type: Ordinance **Status:** Passed

File created: 12/16/2020 **In control:** City Council

Final action: 1/27/2021

Title: Expenditure of Open Space Impact Fee funds to acquisition or reimbursement costs associated with acceptance of certain parcels within Indian Ridge Marsh at 11719-11753 S Calhoun Ave

Sponsors: Lightfoot, Lori E.

Indexes: Open Space Impact Fees

Attachments: 1. O2020-6215.pdf

Date	Ver.	Action By	Action	Result
1/27/2021	1	City Council	Passed	Pass
1/14/2021	1	Committee on Special Events, Cultural Affairs and Recreation	Recommended to Pass	
12/16/2020	1	City Council	Referred	

OFFICE OF THE MAYOR
CITY OF CHICAGO

LORI E. LIGHTFOOT
MAYOR

December 16, 2020

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

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the expenditure of Open Space Impact Fees and associated acceptance of parcels within the Indian Ridge Marsh.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours;
OFFICE OF THE MAYOR
CITY OF CHICAGO
MAYOR

LORI E. LIGHTFOOT

December 16, 2020

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

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the expenditure of Open Space Impact Fees and associated acceptance of parcels within the Indian Ridge Marsh.

Your favorable consideration of this ordinance will be appreciated.

ORDINANCE

WHEREAS, the City of Chicago (the "City"), is a home rule unit of government under Article VII, Section 6(a) of the Constitution of the State of Illinois, and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City is authorized under its home rule powers to regulate the use and development of land; and

WHEREAS, it is a reasonable condition of development approval to ensure that adequate open space and recreational facilities exist within the City; and

WHEREAS, on April 1, 1998, the City Council of the City (the "City Council") adopted the Open Space

Impact Fee Ordinance codified at Chapter 18 of Title 16 (the "Open Space Ordinance") of the Municipal Code of Chicago (the "Code") to address the need for additional public space and recreational facilities for the benefit of the residents of newly created residential developments in the City; and

WHEREAS, the Open Space Ordinance authorizes, among other things, the collection of fees from residential developments that create new dwelling units without contributing a proportionate share of open space and recreational facilities for the benefit of their residents as part of the overall development (the "Fee-Paying Developments"); and

WHEREAS, pursuant to the Open Space Ordinance, the Department of Finance ("DOF") has collected fees derived from the Fee-Paying Developments (the "Open Space Fees") and has deposited those fees in separate funds, each fund corresponding to the Community Area (as defined in the Open Space Ordinance), in which each of the Fee-Paying Developments is located and from which the Open Space Fees were collected; and

WHEREAS, the Department of Planning and Development ("DPD") has determined that the Fee-Paying Developments built in the South Deering Community Area have deepened the already significant deficits of open space in the South Deering Community Area, which deficits were documented in the comprehensive plan entitled "The CitySpace Plan," adopted by the Chicago Plan Commission on September 11, 1997 and adopted by the City Council on May 20, 1998 pursuant to an ordinance published at pages 69309-69311 of the Journal of the Proceedings of the City Council of the same date; and

WHEREAS, Openlands, an Illinois not-for-profit corporation, is an accredited land trust and is dedicated to preserving and creating open space; and

WHEREAS, the City desires to grant Openlands impact fee funds to pay or reimburse Openlands for transaction costs regarding the acquisition of certain parcels or real property within Indian Ridge Marsh at 11719-53 South Calhoun Avenue in the South Deering Community Area, as described on Exhibit A attached hereto and made a part hereof (the "Project"); and

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WHEREAS, DPD desires to provide to Openlands Open Space Fees in an amount not to exceed \$19,070.92 for the Project; and

WHEREAS, the Open Space Ordinance requires that the Open Space Fees be used for open space acquisition and capital improvements, which provide a direct and material benefit to the new development from which the fees are collected; and

WHEREAS, the Open Space Ordinance requires that the Open Space Fees be expended within the same or a contiguous Community Area from which they were collected after a legislative finding by the City Council that the expenditure of the Open Space Fees will directly and materially benefit the developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that the use of the Open Space Fees to fund the Project will provide a direct and material benefit to each of the Fee-Paying Developments from which the Open Space Fees were collected; and

WHEREAS, DPD has determined that Open Space Fees to be used for the purposes set forth herein have come from the specific fund set up by DOF for the South Deering Community Area, in which the Fee-Paying Developments are located and from which the Open Space Fees were collected; and

WHEREAS, DPD has recommended that the City Council approve the use of the Open Space Fees for the purposes set forth herein through this ordinance; and

WHEREAS, DPD desires to reimburse Openlands for costs related to the Project in accordance with the terms and conditions specified in real estate sale agreement between the City and Openlands in a form that is subject to the approval of the Corporation Counsel as to form and legality (the "Real Estate Sale Agreement"); and

WHEREAS, DPD has recommended that the City Council authorize the Commissioner of DPD to negotiate and execute a Real Estate Sale Agreement to provide for the acquisition of the Project parcels using an expenditure of the Open Space Fees as described herein, which expenditure will directly and materially benefit the Fee-Paying Developments from which the Open Space Fees were collected; now, therefore,

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

SECTION 1. The above recitals are expressly incorporated in and made part of this ordinance as though fully set forth herein.

SECTION 2. The City Council hereby finds that the expenditure of the Open Space Fees will directly and materially benefit the residents of those Fee-Paying Developments from which the Open Space Fees were collected and approves the use of the Open Space Fees for the purposes described herein.

SECTION 3. The Commissioner of DPD (the "Commissioner") and a designee of the Commissioner are each hereby authorized, subject to the approval of the Corporation Counsel to enter into a Real Estate Sale Agreement with Openlands in connection herewith, containing such terms as the Commissioner deems necessary, and to provide Open Space Fees proceeds to Openlands in an amount not to exceed

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\$19,070.92, from the corresponding fund to pay for expenses permitted under the Open Space Ordinance.

SECTION 4. Open Space Fees in the amount of \$19,070.92 from the South Deering Community Area's Open Space Fees Funds are hereby appropriated for the purposes described herein.

SECTION 5. The Commissioner or a designee of the Commissioner is each hereby authorized to execute, or receive on behalf of the City, such documents as may be necessary or appropriate to implement the provisions of this ordinance, subject to the approval of the Corporation Counsel.

SECTION 6. To the extent that any ordinance, resolution, rule, order or provision of the 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 other provisions of this ordinance.

SECTION 7. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. This ordinance shall be in full force and effect from and after the date of its passage.

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

LOTS 27 TO 30, BOTH INCLUSIVE, AND LOTS 34 TO 41, BOTH INCLUSIVE IN BLOCK 7 IN ALLEN'S SUBDIVISION IN THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

KNOWN AS: 11719-53 SOUTH CALHOUN AVENUE, CHICAGO, ILLINOIS PINs:

11719	S	CALHOUN	AVE	-	25-24-216-008	11721	S	
CALHOUN	AVE	-	25-24-216-009	11723	S	CALHOUN	AVE	-
25-24-216-010		11725	S	CALHOUN	AVE	-	25-24-216-011	
11729	S	CALHOUN	AVE	-	25-24-216-012	11731	S	
CALHOUN	AVE	-	25-24-216-013	11733	S	CALHOUN	AVE	-
25-24-216-014		11735	S	CALHOUN	AVE	-	25-24-216-015	
11745	S	CALHOUN	AVE	-	25-24-216-019	11749	S	
CALHOUN	AVE	-	25-24-216-020	11751	S	CALHOUN	AVE	-
25-24-216-021	11753	S	CALHOUN	AVE	-	25-24-216-022		

TOTAL AREA = 37,500 SQ. FT. (12 lots each at 3,125 sq. ft. per lot)

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GENERAL INFORMATION

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CITY OF CHICAGO

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APPENDIX B '^^-^

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APPENBIXet

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Page 15 of 15

Ms. Carrie C. McNally, Chair

Sheppard Mullin Richter & Hampton LLP 70 W.
Madison St., 48th Floor Chicago, IL 60602 (312)
499-6300 Fax (312) 499-6301

CMcNally@sheppardmullin.com*
<mailto:CMcNally@sheppardmullin.com*>

*1917 N. Mohawk Street * Chicago, IL 60614 (312)
649-9538 Carrie_McNally@yahoo.com Spouse:
Rick Macchling Elected to Board: March 2005*

Ms. JoAnn Seagren, Vice Chair

JA Glynn Private Wealth

1320 N. State Pkwy, 4C Chicago, IL 60610 Cell
(847)712-0800 j_oannseagren@gmail.com Elected to
Board: 2014*

Jeff R. Rode, Treasurer

Segall Bryant & Hamill * 540 W. Madison Street,
Suite 1900 Chicago, IL 60661 (312) 474-4133
Fax (312) 474-0521 jrode@sbhic.com

<mailto:jrode@sbhic.com>

*610 Newcastle Drive Lake Forest, IL 60045 Cell:
(312) 543-2078 Spouse: Karen Elected to Board:
2013*

Mr. Glenn W. Reed, Secretary

376 W. County Line Road Barrington, IL 60010
Home (847)381-6206 Cell (847) 650-6206
glenn.w.reed@gmail.com
<mailto:glenn.w.reed@gmail.com>

Mr. Richard J. Carlson (Rich), Immediate Past Chair

Carlson Environmental, Inc.* 65 East Wacker
Place, Suite 2210 Chicago, IL 60601 (312) 346-
2140 Cell (312) 593-2114 Fax (312) 346-6956

rcarlson@carlsonenv.com
<mailto:rcarlson@carlsonenv.com>ricardocarlson
@gmail.com
<mailto:ricardocarlson@gmail.com>

*260 E. Chestnut, Apt. 3301 Chicago, IL 60611 (312,
280-9282 Spouse: Cristina Benitez Elected to Board
December 1999*

Updated November 18, 2020 | Openlands Board Members

Ms. Jill Allread

PCI* 1 East Wacker Drive, Suite 2450 Chicago, IL
60601 (312)558-1770x143 Cell (312) 848-3768
Fax (312)558-5425 jallread@pcipr.com

<mailto:jallread@pcipr.com>

*179-3 N. Linden Avenue Oak Park, IL 60302 (708)
383-3747 Spouse: Pam Freese Elected to Board:
November 2004*

Mr. Gary F. Balling

1806 Ridgemoor Dr.* Long Beach, IN 46360 (708)
932-2225 Email: lgaryball@gmail.com
<mailto:lgaryball@gmail.com>Spouse: Susan
Elected to Board: November 2013

Mr. Alan M. Bell

Charity & Associates, P.C* 20 N. Clark Street,
Suite 1150 Chicago, Illinois 60602 Direct (312)
564-4962 Fax (312) 849-9001 alan.bell@charity-
associates.com <mailto:alan.bell@charity-
associates.com>

Mr. Bill Clarkin

BMO Financial Group/BMO Harris Bank 111 W.
Monroe Chicago, IL 60603 (312) 461-3508
bill.clarkin@gmail.com
<mailto:bill.clarkin@gmail.com>

Mr. Jonathan Copulsky

Northwestern University 1870 Campus Drive, 3rd
Floor Evanston, IL 60208
jonathan.copulsky@northwestern.edu
<mailto:jonathan.copulsky@northwestern.edu>

*3843 N. Fremont Street Chicago, IL 60613 Cell (773)
817-9829 Elected to Board: January 2008*

8344 Callista Drive* Frankfort, IL 60423 (815)557-
9007 Spouse: Suzanne *Elected to Board: September
2012*

1540 N. Lake Shore Drive* Chicago, IL 60610 Cell
(773) 459-9379* jcopulsky@outlook.com*
<mailto:jcopulsky@outlook.com*> Spouse: Ellen
Barreto *Elected to Board: September 2017*

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Mr. George W. Davis

1025 East 50th Street Chicago, IL 60615 (773) 268-
4856 Cell (773) 996-0225 Fax (312) 707-9408
kenwoodgwd@yahoo.com
<mailto:kenwoodgwd@yahoo.com>Spouse: Diana
Elected to Board: 1984*

Ms. Garrett Handley Dee

190 N. Ahwahnee Road Lake Forest, IL 60045 (773)
388-1988 Cell (773) 590-2626 ttgdee@gmail.com
<mailto:ttgdee@gmail.com>Spouse: Terry Dee
Elected to Board: May 2008*

Mr. Matthew Dobry

CBRE Chicago | Advisory & Transaction Services
Senior Vice President 321 North Clark Street,
Suite 3400 Chicago, IL 60654 (312) 935-1884
matthew.dobry@cbre.com
<mailto:matthew.dobry@cbre.com> **Assistant,**
Donna Mcgrenera: Donna.Mcgrenera@cbre.com
<mailto:Donna.Mcgrenera@cbre.com>

Elected to Board: February 2020

Ms. Daisy Feidt

Access Living of Metropolitan Chicago Executive
Vice President 115 W Chicago Ave Chicago, IL
60654 (312) 640-2197 dfeidt@accessliving.org
<mailto:dfeidt@accessliving.org>

Elected to Board: February 2020

Mr. Hugh D. Frisbie

RSM US LLP (retired) 20 N. Martingale Rd.,
Suite 500 Schaumburg, IL 60173 (847)517-7070
hugh.frisbie@gmail.com
<mailto:hugh.frisbie@gmail.com>

17202 US Highway 14* Woodstock, IL 60098 (815)
337-6838 Spouse: Marlene *Elected to Board: March
2009*

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Mr. Dinesh Goburdhun

1637 W Summerdale Ave* Chicago, IL 60640
strategydg@gmail.com
<mailto:strategydg@gmail.com> Cell (312)218-3943
Spouse: Bridget Jones *Elected to Board: September
2017*

Mr. Jonathan C. Hamill (Jon)

Segall, Bryant & Hamill* 540 W. Madison, Suite
1900 Chicago.IL 60661-2551 (312) 474-1222 Fax
(312) 474-0521 Florida Address: The Bahama
Club, APT 17 1121 Gulfshore Blvd. North
Naples, FL 34228

545 Oak Knoll Road Barrington, IL 60010 (847)381-
8381 Fax (847) 381-9820 Spouse: Nancy *Elected to
Board: September 2001*

Mr. Mark M. Harris

The Boeing Company 100 N. Riverside M/C
5003-1001 Chicago, IL 60606-1596 (312) 544-
2823 Mark.M.Harris@boeing.com
<mailto:Mark.M.Harris@boeing.com>

4744 Woodland Avenue* Western Springs, IL 60558
(708) 246-7447 Spouse: Lori *Elected to Board: June
2012*

Mr. Daniel Lauderback (Dan)

26006 West Cuba Road Barrington, IL 60010 Cell (3
405-5382 daniel.d.lauderback@gmail.com
<mailto:daniel.d.lauderback@gmail.com>Elected to
Board: May 2019

Mr. Andrew Otting (Andy)

Scott Byron & Co., Inc.* 30088 N. Skokie
Highway Lake Bluff, IL 60044 (847) 689-0266
Fax (847) 689-0277 Assistant: Mary Plodzeen
mplodzeen@scottbyron.com
<mailto:mplodzeen@scottbyron.com>

1228 Judson Evanston, IL 60202 (847) 475-1574
Spouse: Laura Hohnhold *Elected to Board: 2000*

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Mr. Rommel Noguera

ComEd (630) 576-6497 Cell (773)255-5901 Fax
(312) 464-9401 rommel.noguera@ComEd.com
<mailto:rommel.noguera@ComEd.com>

1133 W. Monroe Street, IL 60611 Chicago, IL 60607
Elected to Board: November 2017

Ms. Wendy J. Paulson

401 N. Michigan Avenue, Suite 1940* Chicago,
IL 60611 (312)450-8206 Cell (917) 623-9876 Fax
(312) 464-9401 wendy@wendypaulson.com
<mailto:wendy@wendypaulson.com>Assistant:
Hilary Lane hlane@paulsonoffice.com
<mailto:hlane@paulsonoffice.com>

Mr. James Rachlin (Jamie)

Meristem Advisors LLC 2400 N Lakeview, Apt.
1201 Chicago, IL 60614

154 W. Dundee Road Barrington, IL 60010 (312) 450-
8206 Spouse: Henry "Hank" Elected to Board: May
2012

2400 N Lakeview, Apt. 1201 Chicago, IL 60614 (773)
677-3653 jnrachlinfrt.£jmail.com Spouse: Leslie
Elected to Board: November 2018

Mr. Akhil Ramandham*

*Kellogg Board Fellow Kellogg Northwestern
University
akhil.ramanadham@kellogg.northwestern.edu
<mailto:akhil.ramanadham@kellogg.northwestern.edu>

Mr. Joseph Russo (Joe)

Retired

33 W. Huron Street, Apt. 502* Chicago, IL 60654 (312)
730-8606 joerusso19@gmail.com Spouse: Bebe
Novich Elected to Board: August 2017

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Ms. Nicole Williams

11 Rockgate Lane Glencoe, IL 60022-1205 Home
(847) 835-9930 Cell (224) 688-1571
Nicole_williams_98@yahoo.com
<mailto:Nicole_williams_98@yahoo.com> Spouse:
Dr. Lawrence (Larry) J. Becker Elected to Board:
September 2018

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Honorary Directors

Ms. Shaun C. Block

1245 N. Astor Chicago, IL 60610 Cell (312) 307-1464 (312) 943-1729 (Chicago) Elected to Board: 1977*

Anthony T. Dean (Tony)

3204 RFD Long Grove, IL 60047 (847)438-1305 Fa
(847) 438-9169 tonydean@mindspring.com
<mailto:tonydean@mindspring.com>Spouse: Lawri

Marshall Field, V

225 W. Wacker Drive, Ste. 1500 Chicago, IL
60606

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