

FIN



OFFICE OF THE MAYOR
CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

December 10, 2025

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

Ladies and Gentlemen:

At the request of the Commissioner of Housing, I transmit herewith an ordinance authorizing the issuance of TIF funds for 30 N. LaSalle MF Redevelopment LLC.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

A handwritten signature in blue ink, appearing to read "BJ", followed by a horizontal line.

Mayor

SUBSTITUTE ORDINANCE

WHEREAS, the City of Chicago (the "City"), a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of decent, safe and sanitary rental housing available to persons of low and moderate income; 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, 30 N LaSalle MF Redevelopment LLC, a Delaware limited liability company and Downtown Chicago Neighborhood Council NFP, an Illinois not-for-profit corporation (collectively, the "Developer"), have submitted a proposal that was considered by the Department of Housing and the Department of Planning and Development ("DPD") to redevelop certain real property within an existing building thereon located at 30 North LaSalle Street, Chicago, Illinois 60602 (as legally described in Exhibit B, the "Property") in order to create a mixed-use development comprising two or more separate parcels through vertical separation or subdivision as follows: (a) approximately 358,201 square feet of residential space located on a portion of the first floor and all of floors 2 through 18, comprising 349 rental residential units, of which 30% (105 units) will be affordable units, along with residential amenities including a fitness center, outdoor terrace, co-working space and lounge space (collectively, the "Facility"), and the 105 affordable units for low-income families will be comprised of approximately 54 studio units, 42 one-bedroom units and 9 two-bedroom units; and the remaining 244 units will be market-rate and will be comprised of approximately 128 studio units, 96 one-bedroom units and 20 two-bedroom units (the "Project" means the Facility and its related improvements), and (b) the remaining portion of the Property, which shall be owned by a separate entity and shall not be part of the Project; and

WHEREAS, pursuant to an ordinance adopted by the City Council on November 15, 2006, and published at pages 92019 – 92099 of the Journal of the Proceedings of the City Council (the "Journal") of such date, a certain redevelopment plan and project, as amended (the "Plan") for the LaSalle Central Redevelopment Project Area (the "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 November 15, 2006, and published at pages 92100 – 92107 of the Journal of such date, the Area was designated as a redevelopment project area pursuant to the Act; and

WHEREAS, pursuant to an ordinance adopted by the City Council on November 15, 2006, and published at pages 92108 – 92114 of the Journal of such date, tax increment allocation financing was adopted pursuant to the Act as a means of financing certain Redevelopment Project Costs (as defined in the Act) incurred pursuant to the Plan (as amended from time to time, the "TIF Ordinance"); and

WHEREAS, the Property is located in the Area; and

WHEREAS, the Project is consistent with the goals and objectives of the Redevelopment Plan and is necessary for the redevelopment of the Area; and

WHEREAS, Developer will be obligated to undertake the Project in accordance with the terms and conditions of a proposed redevelopment agreement to be executed by the Developer and the City, with the Project to be financed in part by a grant of certain pledged incremental taxes deposited from time to time in the Special Tax Allocation Fund for the Area (the "TIF Fund") pursuant to Section 5/11-74.4-8(b) of the Act ("Incremental Taxes"); 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 a part of this ordinance as though fully set forth herein.

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

SECTION 3. Upon the approval and availability of the Additional Financing as shown on Exhibit A hereto, the Commissioner of Planning and Development or a designee or successor thereof (each the "Authorized Officer") are each hereby authorized, with the approval of the City's corporation counsel as to form and legality, to negotiate, execute and deliver a redevelopment agreement between the Developer and the City substantially in the form attached hereto as Exhibit C 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, with such execution to constitute conclusive evidence of the Authorized Officer's approval of any changes or revisions from the form of Redevelopment Agreement attached to this Ordinance.

SECTION 4. The City Council hereby finds that the City is authorized to pay an aggregate amount not to exceed \$57,000,000 ("City Funds") from Incremental Taxes deposited in the general account of the TIF Fund (the "General Account") to the Developer to finance a portion of certain Redevelopment Project Costs included within the Project and eligible under the Act. The amount of City Funds set forth herein is hereby appropriated for the purposes set forth in this Section 4.

SECTION 5. Pursuant to the TIF Ordinance, the City has created the TIF Fund. The Chief Financial Officer (or their designee) is hereby directed to maintain the TIF Fund as a segregated interest-bearing account, separate and apart from the City's Corporate Fund or any other fund of the City. Pursuant to the TIF Ordinance, all Incremental Taxes received by the City for the Area shall be deposited into the TIF Fund. The City shall use the funds in the TIF Fund to make payments pursuant to the terms of the Redevelopment Agreement.

SECTION 6. The Mayor, the Chief Financial Officer, the City Comptroller, the City Clerk and the other officers of the City are each authorized to execute and deliver on behalf of the City such other documents, agreements and certificates and to do such other things consistent with the terms of this ordinance as such officers and employees shall deem necessary or appropriate in order to effectuate the intent and purposes of this ordinance.

SECTION 7. The Project (as described on Exhibit A hereto) shall be deemed to qualify as "Affordable Housing" for purposes of Chapter 16-18 of the Municipal Code of Chicago (the Municipal Code"). Section 5-11-110 of the Municipal Code does not apply to the Project.

SECTION 8. To the extent that any ordinance, resolution, rule, order or provision of 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.

SECTION 9. This ordinance shall be effective as of the date of its passage and approval.

Exhibit A

ADDITIONAL FINANCING TERMS

Developer: Collectively, 30 N LaSalle MF Redevelopment LLC, a Delaware limited liability company and Downtown Chicago Neighborhood Council NFP, an Illinois not-for-profit corporation

Project: Acquisition and redevelopment of certain real property with an existing building thereon located at 30 N. LaSalle Street, Chicago, Illinois 60602 (as legally described in Exhibit B, the "Property") order to create a mixed-use development comprising two or more separate parcels through vertical separation or subdivision as follows: (a) approximately 358,201 square feet of residential space located on a portion of the first floor and all of floors 2 through 18, comprising 349 rental residential units, of which 30% (105 units) will be affordable units, along with residential amenities including a fitness center, outdoor terrace, co-working space and lounge space (collectively, the "Facility"), and the 105 affordable units for low-income families will be comprised of approximately 54 studio units, 42 one-bedroom units and 9 two-bedroom units; and the remaining 244 units will be market-rate and will be comprised of approximately 128 studio units, 96 one-bedroom units and 20 two-bedroom units (the "Project" means the Facility and its related improvements), and (b) the remaining portion of the Property, which shall be owned by a separate entity and shall not be part of the Project.

Grant:

Source:	Tax Increment Financing (Incremental Taxes)
Amount:	Not to exceed \$57,000,000

ADDITIONAL FINANCING:

1. CONSTRUCTION AND PERMANENT LOAN

Amount:	Approximately \$49,114,452 or such other amount acceptable to the Authorized Officer
Security:	A senior mortgage on the Property and/or the Project
Terms:	The source, interest rate and term shall be acceptable to the Authorized Officer.

2. EQUITY

Amount:	Approximately \$25,049,221 or such other amount acceptable to the Authorized Officer
Source:	Developer

EXHIBIT B

LEGAL DESCRIPTION

[Subject to revision (a) based on Survey and Title Insurance and (b) to reflect only the portions of the real estate at 30 N. LaSalle being acquired by Developer, rather than the entirety of the real estate comprising 30 N. LaSalle]

Property Address: 30 North LaSalle Street,
Chicago, IL 60602

Property identification numbers (PINs): 17-09-457-007-0000
17-09-457-008-0000
17-09-457-009-0000

Legal Description:

PARCEL 1:

THE SOUTH 80 FEET OF LOT 1 AND THE SOUTH 80 FEET OF THE EAST 20 FEET OF LOT 2, ALL IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 (EXCEPT THE SOUTH 80 FEET THEREOF) AND THE EAST 20 FEET OF LOT 2 (EXCEPT THE SOUTH 80 FEET THEREOF), ALL IN BLOCKS 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 (EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 40 FEET OF LOT 3 IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT C

REDEVELOPMENT AGREEMENT

(attached)



CITY OF CHICAGO

COMMITTEE ON FINANCE

CITY COUNCIL

CITY HALL - ROOM 302

121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN PAT DOWELL
CHAIRMAN

PHONE: 312-744-3380

**January 21, 2026
CHICAGO, ILLINOIS**

TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

Your Committee on Finance which was referred a substitute ordinance concerning the execution of a Tax Increment Financing (TIF) Redevelopment Agreement with 30 N LaSalle MF Redevelopment LLC and Downtown Chicago Neighborhood Council NFP for the property located at **30 N. LaSalle Street**, **34th Ward**
(SO2025-0021691) *Amount not to exceed: \$57,000,000. TIF*

Having the same under advisement, begs leave to report and recommend that Your Honorable Body **Pass** the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of the members of the committee present with no dissenting votes on **January 14, 2026**.

(signed)

Pat Dowell, Chairman
Committee on Finance

APPROVED


CORPORATION COUNSEL

DATED: June 27, 2026

APPROVED


MAYOR

DATED: 1.27.24