



OFFICE OF THE MAYOR
CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

January 21, 2026

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 execution of an intergovernmental agreement with the Regional Transportation Authority for the Belmont Blue Line Equitable Transit-Oriented plan.

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.

Mayer

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule unit of government under Article VII, Section 6(a) of the 1970 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 Regional Transportation Authority (the "RTA") is an Illinois municipal corporation and body politic created under the laws of the State of Illinois; and

WHEREAS, the City and the RTA desire to conduct a transit-oriented development study for the area surrounding the Chicago Transit Authority's Belmont Blue Line station in the Avondale community area (the "Plan"); and

WHEREAS, the City will partner with RTA to evaluate zoning, land use, public realm conditions, and access to transit with the goal of developing a new vision and comprehensive framework for housing, supportive commercial and retail spaces, and improved mobility in this important station area; and

WHEREAS, the RTA has retained a consultant to produce the Plan and the parties have agreed to share the not to exceed \$145,000 consultant cost, with the City's portion being in no event greater than \$29,000; and

WHEREAS, the parties propose to enter into an intergovernmental agreement (the "Agreement") authorizing and setting conditions for each party's contribution and participation in support of the Plan, with such Agreement being attached as Exhibit A hereto; and

WHEREAS, the City and the RTA have authority to enter into the Agreement pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., and

WHEREAS, the City plans to fund its contribution under the terms of the Agreement with corporate funds; now, therefore,

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

SECTION 1. The above recitals are incorporated by reference as if fully set forth herein.

SECTION 2. Subject to the approval of the Corporation Counsel, the Commissioner of Planning and Development ("Commissioner") or his or her designee is hereby authorized to execute and deliver the Agreement with the RTA, with such changes therein as the Commissioner may approve, provided that such changes do not amend any essential terms of the Agreement (execution of the Agreement by the Commissioner or his or her designee constituting conclusive evidence of such approval), and to enter into and execute all such other agreements and instruments and to perform any and all acts as shall be necessary or advisable in connection with the implementation of the Agreement.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, 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 4. This ordinance shall take effect upon its passage and approval.



CITY COUNCIL
CITY OF CHICAGO

COMMITTEE on ZONING
LANDMARKS AND
BUILDING STANDARDS

CITY HALL ROOM 3-22
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

MISTER PRESIDENT AND MEMBERS OF THE CITY COUNCIL I AM PRESENTING A SERIES OF REPORTS FOR YOUR COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS WHICH HELD A MEETING ON February 17, 2026. THE FOLLOWING ITEMS WERE PASSED BY A MAJORITY OF THE MEMBERS PRESENT AND ARE GROUPED FOR CONVENIENCE.

PAGE 1 CONTAINS DOCUMENT NUMBER O2026-0022516, AN INTERGOVERNMENTAL AGREEMENT WITH REGIONAL TRANSPORTATION AUTHORITY FOR A BELMONT BLUE LINE EQUITABLE TRANSIT-ORIENTED DEVELOPMENT STUDY PLAN. I MOVE PASSAGE OF THIS ITEM BY THE LAST MOST FAVORABLE ROLL CALL VOTE OF THE FINANCE COMMITTEE REPORT AND THE ASSOCIATED UNSUCCESSFUL MOTION TO RECONSIDER.

PAGE 1 ALSO CONTAINS DOCUMENT NUMBER O2025-0018183, THE AMENDMENT OF MUNICIPAL CODE TITLE 17 BY MODIFYING SECTION 17-3-0207 TO REMOVE PERMIT REQUIREMENTS FOR GAS STATIONS IN B3, C1, AND C2 ZONING DISTRICTS AND BY MODIFYING SECTION 17-9-0109 RESTRICTING EXPANSIONS OF GAS STATIONS IN CERTAIN CIRCUMSTANCES. I MOVE PASSAGE OF THIS ITEM BY THE SAME MOTION IF THERE IS NO OBJECTION.

PAGE 1 ALSO CONTAINS DOCUMENT NUMBER O2025-0021721, THE AMENDMENT OF MUNICIPAL CODE SECTIONS 17-3-0308 AND 17-4-0301 REGARDING NEW CONSTRUCTION MINIMUM AUTOMOTIVE PARKING RATIOS NEAR CTA or METRA RAIL STATIONS IN DOWNTOWN DISTRICTS. I MOVE PASSAGE OF THIS ITEM BY THE SAME MOTION IF THERE IS NO OBJECTION.

PAGE 1 ALSO CONTAINS DOCUMENT NUMBER O2026-0022453, THE AMENDMENT OF MUNICIPAL CODE SECTION 17-7-0574 TO REPLACE IN ITS ENTIRETY THE BOUNDARIES REGARDING ADDITIONAL DWELLING UNIT-ALLOWED RS AREAS. I MOVE PASSAGE OF THIS ITEM BY THE SAME MOTION IF THERE IS NO OBJECTION.

PAGE 1 ALSO CONTAINS THE HISTORICAL LANDMARK DESIGNATION FOR THE HUMBOLDT AND SACRAMENTO EXTENSION TO LOGAN SQUARE BOULEVARDS DISTRICT LOCATED AT THE 1600-1800 BLOCKS OF N HUMBOLDT BLVD, THE 1000-1100 BLOCKS OF N SACRAMENTO AVE AND THE EAST SIDE OF THE 900 BLOCK OF N SACRAMENTO BLVD LOCATED IN THE 26TH WARD. I MOVE PASSAGE OF THIS ITEM BY THE SAME MOTION IF THERE IS NO OBJECTION.

PAGE 1 ALSO CONTAINS THE HISTORICAL LANDMARK DESIGNATION OF THE ORIGINAL PROVIDENCE BAPTIST CHURCH LOCATED AT 515 N PINE AVE IN THE 37TH WARD. I MOVE PASSAGE OF THIS ITEM BY THE SAME MOTION IF THERE IS NO OBJECTION

MOVING ON PAGES ONE THROUGH TWO, CONTAIN THREE FEE WAIVERS FOR HISTORICAL LANDMARKED PROPERTIES IN THE 4TH AND 34TH WARDS. I MOVE PASSAGE OF THESE ITEMS BY THE SAME MOTION IF THERE IS NO OBJECTION.

PAGES TWO THROUGH THIRTEEN, CONTAIN VARIOUS MAP AMENDMENTS IN WARDS, 1, 3, 8, 14, 17, 21, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 40, 44, AND 47. I MOVE PASSAGE OF THESE ITEMS BY THE SAME MOTION IF THERE IS NO OBJECTION NOTING THAT ALDERMAN HOPKINS AND ALDERMAN WAGUESPACK WOULD LIKE TO SPEAK ON DOCUMENT Number. O2025-0021731 *FOUND ON THE TOP OF PAGE 10 OF THE SUMMARY.*

LASTLY PAGE SEVENTEEN CONTAINS VARIOUS LARGE SIGNS OVER 100 SQ.FT. IN AREA, 24 FEET ABOVE GRADE IN WARDS 4, 11, 21, 23, 27, 28, 29, 32, 34, 35, 36, 42, and 50. I MOVE PASSAGE OF THESE ITEMS BY THE SAME MOTION IF THERE IS NO OBJECTION.

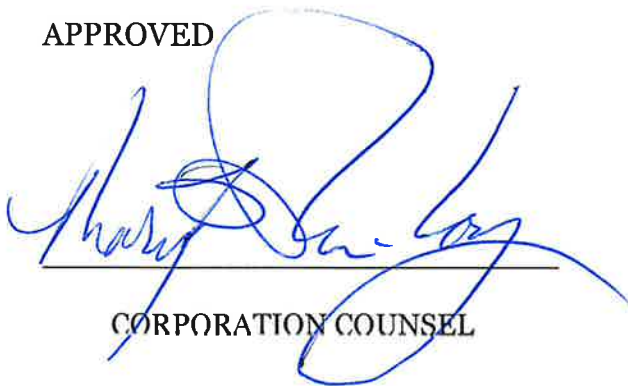
MISTER PRESIDENT THAT CONCLUDES MY REPORT

Sincerely,

A handwritten signature in black ink, appearing to read "B. Lawson", with a long horizontal flourish extending to the right.

Bennett R. Lawson
Vice Chair, Committee on Zoning, Landmarks
and Building Standards

APPROVED



CORPORATION COUNSEL

DATED:

2/26/20

APPROVED



MAYOR

DATED:

Feb 26, 2020