

CHARTER

THE 78 COMMUNITY ADVISORY COUNCIL

The 78 Community Advisory Council (the “**CAC**”) is established pursuant to the Mayor’s Office directive to create regular and consistent opportunities for city, community and developer engagement for the development of the approximately 62-acre site known as the 78 which is bordered by the Chicago River on the west, Roosevelt Road on the north, Clark Street on the east and 16th Street on the south and located in the 25th Ward.

I. **Purpose.** The purpose of the CAC is to engage with the City and the developer of the 78 on a regular and consistent basis to review project status, including infrastructure design, and serve as a community conduit for project concerns. While the local alderman has an existing Zoning Advisory Board for development in the 25th Ward, the City and the alderman agree that with regard to the 78, the CAC shall be the main vehicle for ongoing community engagement required by the alderman.

II. **Composition and Meetings.**

A. The CAC shall be comprised of seventeen (17) individuals (each a “**Member**” and collectively, the “**Members**”) which (a) represent the Roosevelt/Clark community area (including Pilsen, Chinatown, University Village, Printers Row, the Prairie District and Roosevelt Square), and/or (b) provide expertise on a certain topic or interest affecting the development. The allocation of the membership shall be as follows:

- i. Five (5) Members from the 25th Ward Zoning Board;
- ii. Four (4) Members from the Roosevelt/Clark community area, which may include residents and small business owners;
- iii. Seven (7) Members with expertise in the following areas:
 1. infrastructure/transportation;
 2. housing;
 3. planning;
 4. education;
 5. tax increment financing (TIF);
 6. open space and environment;
 7. arts, culture, and preservation;
- iv. One (1) Member from Hire 360.

B. The 17 Members shall be appointed jointly by the Mayor and the local alderman in consultation with neighboring aldermen, local stakeholders and Related Midwest. Thereafter, any vacant membership seat shall be filled, in the category as originally allocated (as set forth in Section II(A) above) by the same process.

C. A majority of the Members shall mean a majority of all of the Members of the CAC.

D. If desired, Co-Chairs shall be selected by a majority of the members.

E. The CAC shall meet with the developer on a quarterly basis on a mutually agreeable date, time and place. Additional meetings may be scheduled upon reasonable advance request, but in any event, not more frequently than once every sixty (60) days, with a maximum of six (6) total meetings per calendar year inclusive of the quarterly meetings.

F. Eligibility of members shall be as follows to avoid conflicts of interest with the project:

- No Member shall be an employee of the city of Chicago, nor shall any spouse or domestic partner of a Member be a current employee of the city of Chicago.
- No Member shall accept employment with the city of Chicago while a Member, nor shall any spouse accept employment with the city of Chicago.
- No Member shall have a direct financial interest in the 78.
- No Member shall apply, bid, or invest in the 78 while a member.

- All members shall maintain residency in the city of Chicago
 - G. In recognition that the ward boundary lines may alter in the event that the CAC is extended, the appointed members may remain seated in their established seat until the termination of the CAC or their removal by a 2/3 majority of the CAC.
- III. **Term.** The CAC shall be dissolved on the third (3rd) anniversary of the date on which this Charter is adopted unless, prior to such date the CAC, Mayor’s Office, and the local alderman agree to extend the term of the CAC.
- IV. **Scope of Input and Engagement.** The scope of input and engagement by the CAC shall be to:
 - A. Comment on quarterly updates which will include phasing plans of the project as they are approved in accordance with the Site Plan Approval process outlined in the Planned Development (PD);
 - B. Advise on impact of construction logistics as it relates to external roadway systems;
 - C. Advise on educational programming along the riverfront;
 - D. Advise on open space community needs;
 - E. Advise on temporary uses (“meanwhile uses”) along the riverfront and the southern end of the site;
 - F. Advise on pedestrian/alternative modes of transportation circulation;
 - G. Advise City on off-site affordable housing locations;
 - H. Advise City on/track allocation of bonus payment to be paid by developer pursuant to PD:
 - i. 80% to the Neighborhoods Opportunity Fund;
 - ii. 10% to the Citywide Adopt-a-Landmark Fund;
 - iii. 10% to the Local Impact Fund;
 - iv. Or as otherwise directed by Department of Planning and Development;
 - I. Review MBE/WBE tracking and recommend local companies when and where appropriate;
 - J. Participate in future events that will enhance developer’s guiding principles for the 78; and
 - K. Advise on local connections to art and culture.
 - L. Advise on Universal Design for the project
- V. **Charter Review.** Upon agreeing to serve as a Member of the CAC, each Member shall be deemed to have agreed to the terms of this Charter as of the date below. A copy of the approved Charter shall be provided to all parties. Any and all changes to this Charter must be in writing and approved by the CAC with the approval of the Mayor’s Office. Any such approved changes to this Charter must be provided to Related Midwest.

Approved by a majority of the Members – _____, 20__