COMMUNITY LAND-USE ACTION

FORD CITY COMMUNITY PLANNING AND TEMPORARY INDUSTRIAL DEVELOPMENT MORATORIUM

Proposed ordinance and companion deferral resolution

Submitted by	Southside Flourish Movement (SsFM)
Citizen submitter	Glenford Flowers Jr., organizer and Ashburn resident
Matter	Ford City zoning Application #22814 / Ordinance O2025-0018864
Property	7400-7600 S. Kostner Avenue / 7601 S. Cicero Avenue
Requested referral	Committee on Zoning, Landmarks and Building Standards
Submission date	August 17, 2026

Requested action: Impose a 180-day moratorium on permits and administrative approvals needed to construct a covered warehouse or distribution development at Ford City; defer Application #22814 during the study period; and complete a transparent traffic, air-quality, noise, infrastructure and mixed-use alternatives review.

Prepared for filing with the Office of the Chicago City Clerk and submission as written public comment to the Chicago Plan Commission.

Chicago City Clerk-Council Div.
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August 17, 2026

Anna M. Valencia
City Clerk, City of Chicago
121 N. LaSalle Street, Room 107
Chicago, Illinois 60602

RE: Citizen introduction - Ford City Community Planning and Temporary Industrial Development Moratorium; Application #22814 / O2025-0018864

Dear Clerk Valencia:

The Southside Flourish Movement (SsFM), through undersigned organizer and Ashburn resident Glenford Flowers Jr., submits the enclosed proposed ordinance and companion resolution for introduction to the Chicago City Council. This submission concerns the property commonly known as 7400-7600 S. Kostner Avenue / 7601 S. Cicero Avenue and the pending industrial planned development identified as Application #22814 and Ordinance O2025-0018864. The proposed ordinance would create a narrow, 180-day moratorium on permits and administrative approvals necessary to construct a covered warehouse or distribution development at the Ford City property. It preserves emergency work, stabilization, environmental remediation, ordinary repairs and continued lawful retail or commercial operations. The companion resolution requests that the Plan Commission and the Committee on Zoning defer the pending industrial rezoning while the City completes a public land-use, environmental and infrastructure review.

SsFM respectfully requests that the Office of the City Clerk:

1. Accept and record the proposed ordinance and companion resolution as citizen-submitted legislation, or facilitate their introduction by an alderperson.
2. Refer the proposed ordinance to the Committee on Zoning, Landmarks and Building Standards and assign record numbers to both matters.
3. Transmit the packet to Alderman Derrick G. Curtis, Zoning Committee Chair Gilbert Villegas, Plan Commission Chair Laura Flores, DPD Commissioner Ciere Boatright and the Office of the Mayor.
4. Treat this packet as written public comment concerning Application #22814 and preserve it with the public record for that matter.
5. Provide a date-stamped copy or electronic confirmation showing the assigned record numbers and committee referrals.

Respectfully submitted,

Glenford Flowers Jr.
Organizer, Southside Flourish Movement (SsFM)
Ashburn resident

Mailing address: Not provided - please correspond by email

Email: southsideflourishmovement@gmail.com Phone: 312 718 8172

Copies requested to: Ald. Derrick G. Curtis (18th Ward); Ald. Gilbert Villegas (Chair, Committee on Zoning, Landmarks and Building Standards); Laura Flores (Chair, Chicago Plan Commission); Ciere Boatright (Commissioner, Department of Planning and Development); Office of Mayor Brandon Johnson.

COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS
CITIZEN INTRODUCTION - SOUTHSIDE FLOURISH MOVEMENT (SsFM)

ORDINANCE

FORD CITY COMMUNITY PLANNING AND TEMPORARY INDUSTRIAL DEVELOPMENT MORATORIUM

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

WHEREAS, as a home rule unit, the City may exercise any power and perform any function pertaining to its government and affairs, including regulation for the protection of public health, safety and welfare and regulation of land use and construction; and

WHEREAS, the property commonly known as 7400-7600 South Kostner Avenue / 7601 South Cicero Avenue, Chicago, Illinois 60652, comprises approximately 2,897,796 square feet, is presently classified in the B3-2 Community Shopping District and has historically been improved with the retail and commercial complex known as Ford City Mall; and

WHEREAS, on July 16, 2025, Midwest RE Acquisitions, LLC filed Chicago Zoning Ordinance Application #22814, introduced in the City Council as Ordinance O2025-0018864, seeking to rezone the property from B3-2 Community Shopping District to M2-2 Light Industry District and then to an Industrial Planned Development; and

WHEREAS, the filed application describes four industrial buildings containing approximately 912,880 square feet of floor area, a maximum building height of 68 feet, 923 vehicular parking spaces and 92 loading docks for a warehouse and distribution facility; and

WHEREAS, a development of this scale raises substantial questions concerning truck routing, pavement and intersection capacity, diesel emissions and cumulative air-quality burdens, noise, stormwater management, public infrastructure, emergency access, compatibility with surrounding communities and the loss of a major community-serving commercial site; and

WHEREAS, Section 17-13-0609 of the Chicago Zoning Ordinance requires review bodies and decision-making bodies evaluating a proposed planned development to consider compatibility with the surrounding area and the adequacy of public infrastructure facilities and City services; and

WHEREAS, Southwest Side residents and the Southside Flourish Movement have requested an open comparison of industrial redevelopment with community-serving mixed-use alternatives, including retail, hospitality, convention and event space, housing, public open space, workforce development, local-business space, community gardens and transit improvements; and

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WHEREAS, a narrow and time-limited moratorium on permits and administrative approvals for a covered industrial development at the Ford City property will preserve the status quo while the City and community evaluate these issues without prohibiting emergency work, stabilization, environmental remediation, ordinary maintenance or continued lawful uses; and

WHEREAS, a 180-day study period, with any extension requiring separate City Council approval after a public hearing and written findings, is reasonable and necessary to protect the public health, safety and welfare; now, therefore,

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

SECTION 1. Definitions.

For purposes of this ordinance, the following definitions apply:

"Application #22814" means the zoning amendment and Industrial Planned Development application introduced in the City Council as Ordinance O2025-0018864, together with any substitute, revision, successor application, site plan, Part II submission or permit application that would authorize or implement substantially the same warehouse and distribution development at the Covered Property.

"Covered Industrial Development" means construction, establishment or material site preparation for a warehouse, distribution facility, logistics center, freight terminal, truck terminal, last-mile delivery facility or other development whose principal activity is the storage, sorting, transfer, dispatch or distribution of goods, including associated truck parking and loading facilities. The term includes the development described in Application #22814.

"Covered Permit or Approval" means any demolition, wrecking, excavation, foundation, building, driveway, public-way, site-development or occupancy permit; zoning certification; Part II review; site-plan approval; administrative adjustment; minor change; or other administrative authorization issued by a City department or official that is necessary to commence or implement a Covered Industrial Development. The term does not include the legislative consideration of a zoning ordinance by the City Council.

"Covered Property" means the property commonly known as 7400-7600 South Kostner Avenue / 7601 South Cicero Avenue, Chicago, Illinois 60652, and identified by the permanent index numbers listed in Exhibit A attached to this ordinance.

SECTION 2. Temporary moratorium.

(a) For 180 calendar days beginning on the effective date of this ordinance, no City department, agency, commissioner, zoning administrator or other City official shall approve or issue a Covered Permit or Approval for a Covered Industrial Development on the Covered Property.

(b) The moratorium applies to applications pending on the effective date and to applications filed during the moratorium, including administrative permits or approvals related to or dependent upon Application #22814, to the maximum extent permitted by law. An application may be received and recorded, but it shall not be approved or issued during the moratorium.

(c) Nothing in this ordinance restricts the City Council's legislative authority to consider, amend, approve, reject, defer or take no action on any zoning matter. The companion resolution introduced with this ordinance requests deferral of Application #22814 during the study period.

SECTION 3. Exceptions and written determinations.

(a) The moratorium does not prohibit:

(1) ordinary repair, maintenance, security, weatherproofing, accessibility or code-compliance work that does not advance a Covered Industrial Development;

(2) stabilization or demolition necessary to remedy conditions imminently dangerous to life, health or property, as determined in writing by the Commissioner of Buildings, Commissioner of Public Health, Fire Commissioner or a court of competent jurisdiction;

(3) environmental investigation, abatement or remediation required by law or approved by the Commissioner of Public Health, provided the work is limited to what is necessary for remediation;

(4) continued lawful retail, commercial, institutional, public-service or transportation uses at the Covered Property, including tenant improvements that do not advance a Covered Industrial Development;

(5) work by a public utility or governmental body necessary to maintain or protect public infrastructure or respond to an emergency; or

(6) work that the Corporation Counsel determines in a written opinion must be allowed to protect vested rights or avoid an unconstitutional application of this ordinance.

(b) Any written exception or determination under this section shall describe the authorized work and the basis for the determination, shall be limited to the minimum work necessary and shall be filed with the City Clerk and posted on a publicly accessible City website within five business days, except for information lawfully exempt from disclosure.

SECTION 4. Study period and community process.

(a) The Department of Planning and Development shall lead an interdepartmental review of the future land use of the Covered Property, in consultation with the Departments of Transportation, Public Health, Buildings, Water Management, Streets and Sanitation and other relevant departments and public bodies. The review shall use existing resources and information and any funds or technical assistance lawfully available or appropriated for this purpose.

(b) The Department of Planning and Development shall conduct at least two public meetings in or reasonably near the 18th Ward. At least 14 calendar days' public notice shall be provided for each meeting. The process shall provide a reasonable opportunity for oral and written comment, language access and disability access.

(c) The review shall evaluate, at minimum:

(1) existing and projected truck volumes, truck routes, intersection capacity, pedestrian and transit conflicts, pavement condition and the cost of roadway or signal improvements;

(2) diesel exhaust, particulate matter, greenhouse-gas emissions, cumulative environmental burdens, noise, lighting, hours of operation and proximity to residences, schools, parks and other sensitive uses;

(3) stormwater management, sewer capacity, flooding, heat-island effects, tree canopy, open space and climate resilience;

(4) fire protection, emergency access, water, sanitation and other public infrastructure and City services;

(5) employment quality, workforce access, public incentives, tax and fiscal impacts, small-business effects and the opportunity cost of converting a major commercial site to industrial use;

(6) compatibility with adopted plans, the surrounding land-use pattern and the review criteria in Section 17-13-0609 of the Chicago Zoning Ordinance; and

(7) feasible mixed-use and community-serving alternatives, including retail, local-business space, hospitality, convention and event space, housing, public open space, community gardens, workforce facilities, connected streets and improved public transit. Consideration of an alternative shall not constitute City approval, sponsorship or financial commitment.

(d) No later than 150 calendar days after the effective date, the Department of Planning and Development shall submit a written report containing its findings, public comments, identified data limitations and recommendations to the City Clerk, the Chicago Plan Commission and the Committee on Zoning, Landmarks and Building Standards. The report shall be posted on a publicly accessible City website.

SECTION 5. Duration and extension.

(a) The moratorium expires 180 calendar days after the effective date unless earlier terminated by ordinance.

(b) The City Council may extend the moratorium once, for no more than an additional 180 calendar days, by ordinance adopted after a public hearing and written findings that material study, public-engagement or legislative work remains incomplete and that the extension remains necessary to protect the public health, safety or welfare.

(c) Expiration of the moratorium does not approve Application #22814, create an entitlement to any permit or approval, or limit the authority of any City review body to deny, amend, condition or defer a proposal under otherwise applicable law.

SECTION 6. Existing lawful uses; no taking or acquisition.

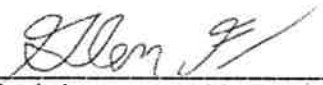
This ordinance does not prohibit the sale, leasing, financing or continued lawful use of the Covered Property; does not authorize condemnation or acquisition of private property; and shall not be construed to impair a vested right recognized under applicable law.

SECTION 7. Administration.
The Commissioners of Planning and Development, Buildings, Transportation, Public Health, Water Management and Streets and Sanitation, the Zoning Administrator and other affected City officials are authorized to adopt written procedures and take actions necessary to administer this ordinance, consistent with its terms.

SECTION 8. Severability.
If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 9. Effective date.
This ordinance shall be in full force and effect upon passage and publication.

Submitted for introduction by:



Glenford Flowers Jr., Citizen Submitter
Southside Flourish Movement (SsFM)

Requested aldermanic sponsor: _____

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COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS
CITIZEN INTRODUCTION - SOUTHSIDE FLOURISH MOVEMENT (SsFM)

RESOLUTION

REQUESTING DEFERRAL OF FORD CITY APPLICATION #22814 DURING COMMUNITY REVIEW

WHEREAS, Midwest RE Acquisitions, LLC has filed Chicago Zoning Ordinance Application #22814, introduced as Ordinance O2025-0018864, concerning the property commonly known as 7400-7600 South Kostner Avenue / 7601 South Cicero Avenue; and

WHEREAS, the application seeks B3-2 to M2-2 rezoning and an Industrial Planned Development for four industrial buildings containing approximately 912,880 square feet of floor area, 923 vehicular parking spaces and 92 loading docks; and

WHEREAS, the application is scheduled for consideration by the Chicago Plan Commission on August 20, 2026, or may be considered on a continued date; and

WHEREAS, the City and affected communities should have adequate time to evaluate traffic, diesel emissions, cumulative environmental burdens, noise, stormwater, public infrastructure, employment quality and mixed-use alternatives before an irreversible land-use decision is made; and

WHEREAS, a deferral will allow the time-limited study and public process described in the companion Ford City Community Planning and Temporary Industrial Development Moratorium Ordinance to occur; now, therefore,

BE IT RESOLVED, that the Chicago Plan Commission is respectfully requested to continue and defer its hearing and recommendation on Application #22814, whether scheduled for August 20, 2026 or any continued date, until completion of the community review described in the companion moratorium ordinance; and

BE IT FURTHER RESOLVED, that Midwest RE Acquisitions, LLC is requested to consent in writing to any extension of the Plan Commission hearing period necessary to permit that deferral; and

BE IT FURTHER RESOLVED, that the Committee on Zoning, Landmarks and Building Standards is respectfully requested not to recommend passage of O2025-0018864 until the community review is complete, the resulting report has been filed and a public hearing has been held on the report; and

BE IT FURTHER RESOLVED, that the Department of Planning and Development and Zoning Administrator are requested to defer any favorable recommendation on Application #22814 until completion of the review; and

BE IT FURTHER RESOLVED, that the City Clerk shall transmit a copy of this resolution to the Chair and Secretary of the Chicago Plan Commission; the Chair of the Committee on Zoning, Landmarks and Building Standards; the Commissioner of Planning and Development; the Zoning Administrator; the Alderman of the 18th Ward; Midwest RE Acquisitions, LLC; Ford City Realty LLC; Ford City CH LLC; and Ford City Nassim LLC.

Submitted for introduction by:

Glenford Flowers Jr., Citizen Submitter
Southside Flourish Movement (SsFM)

Requested aldermanic sponsor: _____

EXHIBIT A
COVERED PROPERTY - FORD CITY

The Covered Property is the property identified in Chicago Zoning Ordinance Application #22814 / Ordinance O2025-0018864 by the following common address and permanent index numbers. If an address and permanent index number are inconsistent, the permanent index number controls for purposes of this ordinance, subject to verification by the Zoning Administrator before passage.

Common address	7400-7600 S. Kostner Avenue / 7601 S. Cicero Avenue, Chicago, Illinois 60652
PIN 1	19-27-304-039-0000
PIN 2	19-27-304-047-0000
PIN 3	19-27-304-049-0000
PIN 4	19-27-304-050-0000
PIN 5	19-27-304-051-0000
PIN 6	19-27-304-052-0000
PIN 7	19-27-304-053-0000
Filed site area	Approximately 2,897,796 square feet

Application reference

Applicant: Midwest RE Acquisitions, LLC. Current zoning: B3-2 Community Shopping District. Requested zoning: M2-2 Light Industry District, then Industrial Planned Development. Filed proposal: warehouse and distribution facility consisting of four industrial buildings, approximately 912,880 square feet, 923 vehicular parking spaces and 92 loading docks.

SOUTHSIDE FLOURISH MOVEMENT (SsFM)

CHICAGO RESIDENT SIGNATURES

Addendum to the City Hall filing packet for Application #22814 / Ordinance O2025-0018864

Statement of support. We, the undersigned residents and organizations, support the Southside Flourish Movement request that the City of Chicago: (1) establish a temporary 180-day moratorium on permits and administrative approvals necessary for a covered warehouse or distribution development at the Ford City property; (2) defer Application #22814 / O2025-0018864 during a transparent public review; and (3) evaluate traffic, air quality, noise, infrastructure and community-serving mixed-use alternatives before an irreversible land-use decision is made.

Instructions: Print clearly. Provide either a Chicago street address or ward number. Email and phone are optional. Each resident must personally sign and date their own row.

Printed name	Chicago address or ward	Email / phone (optional)	Signature	Date
Martha Flores	7928 S Keeler	florez7091@gmail	Martha Flores	8/14/26
Maria Rodriguez	8335 S. Pulaski Rd		Maria Rodriguez	8/14/26
Paola Beltran	3931 W. 83rd Pl	paola.belrod@gmail.com		08/14/26
Alfonso Aranda	5625 S. Trumbull Ave	3125994935		8/14/26
Daniel Guzman	3740 W 63rd St	815-545-9022		8/14/26
Danny Aranda	14th ward	773-680-6201		8/14/26
Eduardo Guinea	3756 W. 65th St	773-556-6281		8/14/26
Doris Zaghoul	4401 W. 79th Place	773-750-0910		8/14/26
Adolfo Castrejon	6116 S. Kedvale	773-474-6110		8/14/26
Bryana Basson	8151 S Kedzie Ave	(773)971-9896		8/14/26
Stephania Aranda	5625 S Trumbull Ave	(773) 504-5378		8/14/26
Esaa Chavez	4145 W 80th Place	(312) 542-7257		8/14/26
Maria Artemiza Chavez	4145 W 80th Place	(30)543-6971		8/14/26
Beatriz Quiroz	3728 W 62nd Pl	312 823 0274		8/16/26
Nancy Quiroz	3728 W 62nd Pl	312-861-0537		8/16/26
Leo Rojas	23rd ward			8/16/26
Kevin Alvarado	15th Ward	312-912-3146		8/16/26
Dion McGill	1039 W. Garfield Blvd 16th ward	708-408-1664		8/16/26

Filing note: Attach this page as supporting material to the SsFM ordinance and companion resolution. Resident and organization endorsements are not aldermanic sponsorships and should not be entered on the document's requested aldermanic sponsor line. Return completed copies to Glenford Flowers Jr., Citizen Submitter, Southside Flourish Movement (SsFM).

SOUTHSIDE FLOURISH MOVEMENT (SsFM)

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Instructions: Print clearly. Provide either a Chicago street address or ward number. Email and phone are optional. Each resident must personally sign and date their own row.

Printed name	Chicago address or ward	Email / phone (optional)	Signature	Date
Evelyn Pineda	12th ward	pineda.evelyn.02@gmail.com		8/16/26
Vanessa Deniga	12th ward	vanessalissette.d@gmail.com		
B. Brown	18 ward	bb917364@gmail	B. Brown.	8/16/26
E. PETTIS	19th Ward	EBRA-PETTIS@STORES.GAP.COM		8/18/26
Latajia McCaskey	18th ward	Indyblue7581@gmail.com		8/18/26
Betsabe Andrade	17th ward	Betsyandrade15@yahoo.com		8/18/26
Angeline Viramontes	18th ward	A.Viramontes03@gmail.com		8/18/26
Sarah Garcia	13th ward	sarah.szafoni@gmail		8/18/26
Jasmine Murillo	18th ward	jasminemoreno3788@gmail.com	JM	8/19/26
Jen Arambula	18th	Jenarambula16@gmail.com	Jen A	

Filing note: Attach this page as supporting material to the SsFM ordinance and companion resolution. Resident and organization endorsements are not aldermanic sponsorships and should not be entered on the document's requested aldermanic sponsor line. Return completed copies to Glenford Flowers Jr., Citizen Submitter, Southside Flourish Movement (SsFM).