

**COMMITTEE ON HOUSING AND REAL ESTATE.**

---

AMENDMENT OF SECTION 13-72-080 OF MUNICIPAL CODE TO ESTABLISH REQUIREMENTS FOR EXAMINATION OF CONDOMINIUM ASSOCIATION RECORDS BY UNIT OWNERS.

[SO2018-162]

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, March 28, 2018.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 26, 2018, having had under consideration the substitute ordinance introduced by Alderman Brendan Reilly, Alderman Brian Hopkins and Alderman Michelle Smith on March 26, 2018, this being the amendment of the Chicago Municipal Code regarding condominium association disclosure requirements, begs leave to recommend that Your Honorable Body *Pass* said substitute ordinance transmitted herewith.

This recommendation was concurred in by a voice vote of all committee members present, with no dissenting votes.

Respectfully submitted,

(Signed) JOSEPH A. MOORE,  
*Chairman.*

On motion of Alderman J. Moore, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Scott, Solis, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 46.

*Nays* -- Aldermen D. Moore, Curtis -- 2.

Alderman Sawyer moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, The City of Chicago is a home rule unit of government pursuant to Article VII, Section 6(a) of the 1970 Illinois Constitution; and

WHEREAS, Pursuant to its home rule power, the City of Chicago may exercise any power and perform any function relating to its government and affairs including the power to regulate for the protection of the public health, safety, morals, and welfare; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Section 13-72-080 of the Municipal Code of Chicago is hereby amended by deleting the language struck through, and by inserting the language underscored, as follows:

13-72-080 Examination Of Records By Unit Owners.

~~No person shall fail to allow unit owners to inspect books and records of account for the condominium association's current and 10 immediately preceding fiscal years, including but not limited to itemized and detailed records of all receipts and expenditures, within thirty business days of the time written request for examination of the records is received.~~

(a) Any person with custody and control of the records described in this subsection (a) shall, within 10 business days of a unit owner's written request, provide for inspection a condominium association's:

- (1) declaration, bylaws, and plats of survey, and all amendments of these;
- (2) the rules and regulations of the association, if any;
- (3) articles of incorporation of the association and all amendments to the articles of incorporation;
- (4) minutes of all meetings of the association and its board of managers for the immediately preceding 7 years;
- (5) current policies of insurance of the association;
- (6) contracts, leases, and other agreements then in effect to which the association is a party or under which the association or the unit owners have obligations or liabilities;

(7) books and records for the association's current and 10 immediately preceding fiscal years, including but not limited to itemized and detailed records of all receipts, expenditures, and accounts.

(b) The board of managers of every association shall maintain at the association's principal office a current listing of each unit owner's personal information, including the names, addresses, email addresses, telephone numbers, and weighted vote of all members entitled to vote.

(c) No unit owner, with the exception of those on the board of managers of the association, shall have the right to inspect, examine, or make copies of the records described in subsection (b) of this section. A condominium association may choose to opt out of this subsection by a 2/3 vote of all unit owners, in which case the pertinent provisions of Section 19 of the Illinois Condominium Property Act (codified at 765 ILCS 605/19) shall apply.

SECTION 2. This ordinance shall take effect upon passage and publication.

---

## SALE OF PROPERTIES AT VARIOUS LOCATIONS ON BEHALF OF BOARD OF EDUCATION OF CHICAGO.

The Committee on Housing and Real Estate submitted the following report:

CHICAGO, March 28, 2018.

*To the President and Members of the City Council:*

Your Committee on Housing and Real Estate, for which a meeting was held on March 26, 2018, having had under consideration the ordinances introduced by Mayor Rahm Emanuel on February 28, 2018, these being the sale of Chicago Board of Education properties at various locations, begs leave to recommend that Your Honorable Body *Pass* said ordinances transmitted herewith.