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MONTHLY REPORT — September 2025

Pursuant to Rule 45 of the City Council Rules of Order, the **Committee on Economic, Capital, and Technology Development** submits the following Monthly Report.

On **Tuesday, September 23, 2025**, the Committee on Economic, Capital, and Technology Development held an in-person meeting.

Chairman Villegas called the meeting to order.

ROLL CALL

The following members of the Committee were present as determined during roll call, Alderpersons: Villegas (36), La Spata (1), Chico (10), Lee (11), Gutierrez (14), Lopez (15), Cruz (30), Cardona (31), Waguespack (32), Napolitano (41), Manaa-Hoppenworth (48). With sufficient members present, quorum was established

Ald. Gutierrez motioned to allow Ald. La Spata, Napolitano, and Sposato to participate remotely. The motion passed without objection by the same roll call that was applied to determine quorum.

PUBLIC COMMENT

1. George Blakemore spoke on miscellaneous issues

Chairman Villegas noted that the committee received written public comment from the Grow Greater Englewood group in support of the Englewood Nature Trail.

APPROVAL OF RULE 45 MONTHLY REPORT

- Approval of the July 2025 Monthly Report

+There were no corrections or comments.

Ald. Cardona motioned to approve the report. The motion passed without objection by the same roll call that was applied to determine quorum.



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ITEMS 1-4

Items 1-4 on the agenda were appointments to various Special Service Areas that were heard and voted on collectively.

The following appointments/reappointments were considered:

1. **A2025-0018742** Reappointment of Claudia P. Rodriguez as member of Special Service Area No. 25, Little Village Commission
2. **A2025-0018743** Appointment of Hugo Avila as member of Special Service Area No. 25, Little Village Commission
3. **A2025-0018744** Appointment of Rosa Haraf as member of Special Service Area No. 34, Uptown Commission
4. **A2025-0018745** Appointment of Pamela Flowers-Thomas as member of Special Service Area No. 81, 87th Street Business Corridor Commission

- *Chairman Villegas stated that Mark Roschen the deputy commissioner of the Department of Planning and Development was present and able to answer questions.*
- *Chairman Villegas noted that the ECTD team had received indications of support or non-objection, for the appointments and reappointments, from the following City Council members associated with each Special Service Area: Alds. Clay, Hall, Martin, Manaa-Hoppenworth, Mosley, Rodriguez, Scott, & Sicho-Lopez.*
- *Chairman Villegas opened the floor for any comments by the appointees, but none were offered.*
- *The items passed without objection by the same roll call vote applied to determine quorum, and Chairman Villegas stated that the do-pass recommendation would be reported out at the following City Council meeting.*
- *Chairman Villegas congratulated the appointees.*

ITEM 5

Item 5 (**O2025-0018768**) on the agenda was for the amended 2025 budget and service provider agreement for Special Service Area No. 47, Cottage Grove.

Mark Roschen, Deputy Commissioner with the Department of Planning & Development, presented in support of the ordinance.

Mr. Roschen stated that the amended budget would provide additional funds for a public art initiative to complement their streetscape project.



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Chairman Villegas stated that Ald. Robinson was in support of the amendment, and he opened the floor to any comments or questions from the committee

Ald. Waguespack moved to pass the ordinance, and it passed, without objection, by the same roll call vote applied to determine quorum.

ITEMS 6-8

Item 6 (**O2025-0019748**) is an ordinance for a public hearing terminating SSA17, creating new Special Service Area 17-2025.

Item 7 (**O2025-0019686**) is an ordinance for a public hearing for enlargement of Special Service Area 27, change in special services, and imposition of annual service tax at 1.75%.

Item 8 (**O2025-0019745**) is an ordinance for a public hearing on Special Service Area 72 for change in special services, and imposition of annual service tax at 1.75%.

Mark Roschen Deputy Commissioner with the Department of Planning & Development, presented in support of the direct introduction ordinances.

Chairman Villegas opened up the floor for any questions from the committee members and asked if the developers had utilized any minority women-owned firms for the construction.

Ald. Waguespack expressed his support for the SSA in the Lakeview area and asked Mr. Roschen to explain the annual service tax, how it works and what the SSA can do with those funds.

Mark Roschen explained that the tax amount corresponds with the Equalized Assessed Value (EAV) of each individual SSA, and he further explained that the SSA is required to use the funds for public uses that the city is unable to supply without these addition funds.

Chairman Villegas recognized Ald. Dowell to speak.

Ald. Dowell questioned the amount of money that each SSA receives and how it is affected by the increases to the overall EAV.

Mark Roschen explained that the levy request is made as a dollar amount instead of a certain rate, so the rate can be determined, so an increase in the EAV does not mean that the SSA budget will increase as well.

Chairman Villegas recognized Ald. Lopez.

Ald Lopez asked Mr. Roschen about the expiration date of item number 6.

Mark Roschen explained that DPD is preemptively extending this SSA, because if it is allowed to expire even momentarily then it would require a break in their funding sources.



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Ald. Mosley moved to pass the ordinances, and they passed, without objection, by the same roll call vote applied to determine quorum.

ITEM 9

Item 9 (**02025-0018791**) on the agenda was an ordinance to support a Class 6(b) tax incentive for property at 1400 W 46th St and redevelopment agreement with Bubbly Dynamics LLC.

Aaron Fogle, Financial Planning Analyst with the Department of Planning & Development, presented in support of the ordinance and was available to answer questions, Members of the development team were also available.

Chairman Villegas opened the floor for Ald. Lopez to comment on the project he supports.

Ald. Lopez spoke positively on the building known as "The Plant" and how this project was a forward-thinking and necessary project for the area. He also expressed his belief that projects like this should be multiplied throughout the city.

Chairman Villegas recognized Ald. Lee to speak.

Ald. Lee spoke positively about The Plant and expressed her desire to attend a tour of the building.

Ald. Mosley moved to pass the ordinance, and it passed, without objection, by the same roll call vote applied to determine quorum.

ITEM 10

Item 10 (**02025-0018794**) on the agenda was an ordinance requesting support of a Class 6(b) tax incentive for property at 501 N Sacramento Blvd.

William Grams Financial Planning Analyst with the Department of Planning & Development, presented in support of the ordinance to renew the Class 6(b) tax incentive for Market Properties, LLC while stating that a letter of support had been submitted by former Ald. Burnett.

Chairman Villegas opened the floor for any questions or comments, and he asked about the status of new capital projects that were not mentioned in the presentation.

Greg Dimatopolus, council for the developer, states that nothing was currently in place, but there are constant projects and maintenance that are needed to the building. He also noted the public safety concerns at and around the property. However, there were no major projects in process at this time.

Chairman Villegas questioned why they should receive the tax incentive, if the developer isn't creating any new jobs or any new capital improvement projects.



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Greg Dimatopulus stated that there has been much job creation and capital projects that have taken place since they initially were given the tax incentive, but there just aren't any that are currently occurring or planned at this time.

Chairman Villegas clarified that they were requesting a renewal of an incentive, and he stated that the initial incentive did what it was supposed to accomplish. He questioned the need for the renewal and stated that increase of property taxes is not a basis for receiving the tax incentive.

A member of the development team stated that one of the biggest concerns for them has been the public safety issues that surround the property, and he stated that he was unsure that the current tenants will have the desire to stay in this location if they are not able to receive the tax incentive.

Chairman Villegas called on Ald. Lopez to speak.

Ald. Lopez noted the precedent that an approval would create by renewing the tax incentive on the basis of public safety issues and due to the bad policy decisions that have been made by the city. He stated that this was not the correct measure to address such.

Chairman Villegas called on Ald. Manaa-Hoppenworth to speak.

Ald. Manaa-Hoppenworth spoke about her similar situation with homeless individuals in her ward, and she stated that she understood how there needs to be more housing and resources to aid unhoused individuals. It is an issue that affects both individuals and businesses.

Ald. Lee spoke on having similar reservations as other the alders and requested that this matter be held in committee due to the aldermanic vacancy within the 27th Ward.

Deputy DPD Commissioner Jeffrey Cohen requested to speak on the matter. He spoke on the potential losses of multiple businesses if this tax incentive was not approved, and if it did occur then we would be back to square one at the property.

Chairman Villegas noted the comment but emphasized that care needs to be taken when ensure that the tax incentives are being used for capital improvements or job creation. Neither of which were being proposed here today. He stated that he would hold the matter in committee to allow DPD and the developers an opportunity to work on the issue together. A concrete plan will be needed to justify the approval of the incentive renewal.

Ald. Lopez reiterated his belief that safety concerns are not a valid reason for the incentive to be granted.

Chairman Villegas declared that the matter would be held in committee.

ITEM 11

Item 11 (**O2025-0018800**) on the agenda was an ordinance supporting a Class 7(b) tax incentive for a property at 1210 W 59th St and an execution of agreement with R.A.G.E. Economic Upliftment Project, LLC for redevelopment into commercial space.



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Robert Bumpers, Financial planning analyst with the Department of Planning & Development, presented in support of the ordinance. He also stated that Ald. Coleman supported the incentive.

Chairman Villegas opened the floor to any questions or comments and recognized Ald. Lopez

Ald. Lopez shared his excitement for the project and inquired whether a 2.5-million-dollar award in support of the project had been disbursed yet. He was told that it is in the process of being disbursed.

Ald. Lopez moved to pass the ordinance, and it passed, without objection, by the same roll call vote applied to determine quorum.

Item 12

Item 12 (R2025- 0018174) Call for hearing(s) to examine uses and projected short and long-term impacts of \$830 million general obligation bonds.

Chairman Villegas stated that before future infrastructure projects are approved, the members of the city council should be consulted to have their input be part of the consideration for the final bond issuances. He then welcomed Fleet & Facility Management Deputy Commissioner Marek Wisniewski and Mark Chapulis, Department of Water Management Deputy Commissioner Hans Krueger, CDOT Assistant Commissioner William Higgins, and Department of Finance Assistant Commissioner Brendan White. He asked the representatives who picks the infrastructure projects that are chosen to be approved.

2FM stated that they collaborate with other city departments as well as taking input from their field teams to understand the inefficiencies. They also use data to figure out which projects are most needed and which can wait.

For CDOT, a large portion of the decision making is based off of the menu program that all aldermanic offices submit. Some of the decisions are also made by the CDOT staff and focus on bridge management and replacements.

Chairman Villegas then asked whether the City asks the railroad for their input and assistance with any repairs to viaducts, since it is their property that operates above them. (CDOT stated that they do and do receive some slight assistance).

Chairman Villegas then spoke about how the menu is such a small portion of the total budget and that council members aren't consulted when it comes to anything outside of the menu funds. He wants to make sure that council members' voices are being heard from CDOT.

CDOT stated that millions of dollars are distributed to address some of the concerns of the alders, for street resurfacing and other needs.

Chairman Villegas addressed the Water Department.

The Water Department stated that all of their decision making is based off of the science behind which sewers need repairs the most instead of input. Based on multiple things such as age of the pipes as well as



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date of last repair. They also have a major focus on replacing the lead service lines that span throughout the city.

Chairman Villegas inquired about another department receiving 750 million dollars to do service line repairs. The Water Department stated that he would research and provide the information through the Chair.

Deputy Mayor of Infrastructure Lori Lypson introduced herself and explained that they will be assisting in some of the lead service line replacements, in hope of receiving more money to put out a more robust plan. She explained that these funds are a mixed bag from multiple different sources.

Chairman Villegas then opened the floor to any questions from committee members.

Ald Lopez asked how we do not end up using all of the funds that we are borrowing and why do some funds get semi-used and then left in an account without being touched or used in anyway even though we have debt service now.

Department of Finance stated that the funds Ald. Lopez is speaking of were meant to fund many private projects.

Ald. Lopez asked if the departments are all asking for certain amount of money without projects currently being identified then what is the need for the full request if it is not ready to be allocated. He also stated that the Department of Water previously told him that it was to have money on hand.

Water Department states that they do have a total list of projects that will accumulate to the total amount of money that they are requesting, and reassures Ald. Lopez that they do have \$72 million worth of identified projects.

Ald. Lopez then switches to a question for CDOT and asks what is the matrix that CDOT uses to determine which streets require repair to be funded through these funds

CDOT stated that they use street quality assessments, 311 complaints, complaints from the aldermanic offices, as well as the length and complexity of the streets.

Chairman Villegas stated that when CDOT talks to Alders, they only speak in regards to menu money rather than the entirety of funds.

CDOT responded that they are always listening to the concerns of the Alders and that when those conversations are had, it is with the entire funds in mind rather than just the menu funds.

Ald. Lee questioned the process of how the funds are requested for the bond authority and the amounts that are being asked for.

Water Department explained that even though the funds are being used this year for projects already in progress, these funds are being requested because they will be needed for these projects over the next couple of years, so they just request the funds.



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Ald. Lopez questioned how the council members aren't consulted when it comes to the bigger projects that are chosen that may not just affect just one ward but multiple. Why aren't they given more of a seat at the table to be able to have more of a say to the funding allocations since they will affect Aldermanic wards.

He then asked 2FM about the process that the department has for replacing some of the older city trucks and street sweepers. He also asked about police vehicles and how quickly they are scrapped after just one accident.

The 2FM rep. stated that there is a 5-year capital plan in place to replace all of their old vehicles by buying new ones because some of our trucks may be 20 plus years old even though the life span is usually only 10 years. He also stated that there are many police vehicles that are being purchased every year and that some vehicles can be scrapped after one good accident because of the cost of repairs being higher than the actual value of the vehicle itself.

Ald. Lee then asked CDOT about some of the breakdowns of the funds and repairs that are needed for the bridges throughout the city as well as some of the viaducts work and how we are monitoring the viaducts in our city and their conditions.

CDOT stated that they would provide the requested information through the chair of the committee.

Ald. Lee then asked how 311 requests were taken into consideration for project decisions.

Deputy Mayor Lypson stated that the 311 requests are taken into account when it comes to their briefings with the Alders.

Ald. Waguespack asked the Departments how we approach other groups for funding for certain issues where others should also contribute; how aggressive we are to get them to assist with these projects?

Deputy Mayor Lypson stated that they do ask the railroads but there isn't much leverage towards getting the railroads to assist with these projects.

Ald Waguespack then questioned all departments about whether they have warranties for the projects they complete and how they get their money back when warranted.

2FM stated that they do take their vehicles back to the manufacturer to receive refunds, if warranted. For their facilities, they usually get a 1-year warranty from their manufacturers.

Water Department stated that there is a 1-year warranty where they can get refunds merited. If the problem is an emergency, they will make the repairs and then back charge the corporation for the funds after the fact.

Chairman opened the floor to Ald. Cruz

Ald. Cruz spoke regarding her last briefing with CDOT, during which she was presented the streets that would be selected to be repaired and how she was told that they would not change their plans. If she



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didn't want the pre-selected streets repaired then they could be removed with but no replacement work offered. She requested that the Alders have more of a say

CDOT stated that they will address that issue at the next briefing.

Ald. Cardona questioned whether 2FM was looking into getting electric trucks and potentially electric police vehicles

2FM stated they have already purchased 3 electric refuse trucks but that there is not currently an interest in electric police cars since they are required to be functioning 24/7.

Ald. Cardona then asked about the repairs and projects for fire and police stations.

2FM stated that they are in the process of fixing some of the older, outdated fire stations' with repairs and updates.

Ald. Manaa-Hoppenworth inquired about the process of selecting which public safety cameras are chosen for replacement or updates.

Deputy Mayor Lypson stated that they are updated due to age and needed updates from older cameras.

Ald. Manaa-Hoppenworth asked whether each ward has its own street sweeper.

2FM stated that there are 50 sweepers but at any given time there may be 4 or 5 out of duty for maintenance due to damage or just general maintenance issues.

Chairman Villegas then asked whether there was a list of any and all deferred maintenance and what those costs are. He requested a list of all city-owned vacant properties.

Deputy Mayor Lyson stated that it is cheaper for the city to own the properties that the departments work out of, but there are some issues in regards to buildings being up to code and being able to house the needs of some city departments.

Chairman Villegas asked the Department of Finance if we could be given a list of all sources of capital funds.

Ald Lopez asked CDOT for a list of streets per ward and the amounts of all non-aldermanic dollars used for street repairs.

Ald. Lopez spoke on the fact that all wards are given the same amount of money for the year no matter the different ward sizes, which may has handicapped some wards from being able to serve their constituents effectively when compared to smaller wards.

Deputy Mayor Lypson stated that there was an attempt at addressing these issues during their Aldermanic briefings, but that it was difficult due to budget constraints. She spoke to bettering the communication of some of these decisions to the Alders going forward.



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Ald. Lopez then asked if members could be given a city-wide map of all projects so that the alderess can have a wider view of the overall projects and issues.

Chairman Villegas then noted that the rules of the ECTD committee state that infrastructure funding proposals need to go through the committee before being sent to the Committee of Finance for consideration.

This concluded the hearing.

There being no further business, Chairman Villegas asked for a motion to adjourn.

Ald. Lopez motioned to adjourn the meeting by the same roll call vote that was applied to determine quorum. Hearing no objection, the meeting was adjourned.

Sincerely,

Gilbert Villegas
Alderman, 36th Ward
Chairman of the Economic, Capital & Technology Development Committee