



GILBERT VILLEGAS
CITY COUNCIL
CITY OF CHICAGO

COUNCIL CHAMBER
CITY HALL - 2ND FLOOR
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

COMMITTEE CHAIRMAN
ECONOMIC, CAPITAL & TECHNOLOGY DEVELOPMENT

COMMITTEE MEMBERSHIPS
ZONING, LANDMARKS & BUILDING STANDARDS
.....
BUDGET & GOVERNMENT OPERATIONS
.....
CONTRACTING OVERSIGHT & EQUITY
.....
LICENSE & CONSUMER PROTECTION
.....
HOUSING & REAL ESTATE
.....
COMMITTEES & RULES
.....
FINANCE

MONTHLY REPORT — OCTOBER, 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 Thursday, **October 9, 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 deemed to be present for quorum:

Villegas (36), Mosley (21), La Spata (1), Gutierrez (14), Lopez (15), Cardona (31), Waguespack (32), Mitts (37), Manaa-Hoppenworth (48).

Under Rule 59, the following member of the Committee requested to participate remotely:

Chico (10), Lee (11), Cruz (30), Mitchell (7), Tabares (23) & Napolitano (41)

Ald. Gutierrez motioned to accept the remote participation of Alds. Mitchell, Chico, Lee, Cruz, Tabares & Napolitano via Rule 59. The motion passed without objection.

Chairman Villegas noted that one written public comment was received and shared with committee members.

PUBLIC COMMENT

1. George Blakemore spoke on miscellaneous matters
2. Diane Carli spoke on Or2025-0019996

APPROVAL OF RULE 45 MONTHLY REPORT

- Approval of September 2025 Monthly Report

Ald. Mitts motioned to approve the report. The motion passed without objection.

Items 1-20 were appointments and reappointments to various special service areas.

1. **A2025-0019857** Appointment of Tiago Pappas as member of Special Service Area No. 8 (Lakeview East Commission)

2. **A2025-0019858** Reappointment of Lorraine Rieff Liakouras as member of Special Service Area No. 16 (Greektown/Halsted Commission)

3. **A2025-0019860** Appointment of Ivy Speck as member of Special Service Area No. 17 (Central Lakeview Commission)

Ald. Cardona motioned to defer this item. The motion to defer passed without objection.

4. **A2025-0019861** Appointment of Jennifer Dedes as member of Special Service Area No. 17 (Central Lakeview Commission)

Ald. Cardona motioned to defer this item. The motion to defer passed without objection.

5. **A2025-0019863** Reappointment of Nicholas A. Yassan as member of Special Service Area No. 31 (Greater Ravenswood Commission)

6. **A2025-0019864** Appointment of Andrew Pillman as member of Special Service Area No. 34 (Uptown Commission)

7. **A2025-0019866** Reappointment of Noreen Keeney as member of Special Service Area No. 34 (Uptown Commission)

8. **A2025-0019867** Reappointment of Matthew L. Ruffi as member of Special Service Area No. 34 (Uptown Commission)

9. **A2025-0019872** Reappointment of Karl D. Sullivan as member of Special Service Area No. 34 (Uptown Commission)

10. **A2025-0019873** Reappointment of Terry N. Tuohy as member of Special Service Area No. 34 (Uptown Commission)

11. **A2025-0019874** Appointment of Mallory McClaire as member of Special Service Area No. 44 (103rd Street Beverly Commission)

12. **A2025-0019875** Appointment of Jean Claude Aurel, Jr. as member of Special Service Area No. 45 (103rd Halsted Commission)

13. **A2025-0019876** Appointment of Marquita Gatling as member of Special Service Area No. 45 (103rd Halsted Commission)

14. **A2025-0019877** Reappointment of Robert H. Block as member of Special Service Area No. 48 (Old Town Commission)

15. **A2025-0019878** Reappointment of Jennifer L. Tremblay as member of Special Service Area No. 48 (Old Town Commission)

16. A2025-0019879 Reappointment of Veta L. Caldwell-Charles as member of Special Service Area No. 51 (Chatham Cottage Grove Commission)

17. A2025-0019880 Reappointment of Patricia McCoy as member of Special Service Area No. 51 (Chatham Cottage Grove Commission)

18. A2025-0019881 Appointment of Veronica Clarke as member of Special Service Area No. 51 (Chatham Cottage Grove Commission)

19. A2025-0019883 Appointment of Frantzie Bourdeau-Griffin as member of Special Service Area No. 81 (87th Street Business Commission)

20. A2025-0019884 Appointment of Nicholus Mallory as member of Special Service Area No. 81 (87th Street Business Commission)

Chairman Villegas noted that the ECTD committee had confirmed the support or non-objection from the following council members with appointments & reappointments within their respective wards:

Beale, Burnett, Clay, Conway, Hall, Harris, Hopkins, Knudsen, Lawson, Lee, Manaa-Hoppenworth, Martin, Mosley, Nugent & O' Shea.

Re-appointee Jennifer Tremblay of SSA #48 thanked the City for her reappointment.

Chairman Villegas thanked all the SSA appointees and re-appointees for their service.

Ald. Mosley motioned to collectively pass the SSA appointments and reappointments (except items 3 & 4, which were deferred). The motion passed without objection, by the same roll call vote used to establish quorum.

Items 21-28 were ordinances on SSA budgets and management agreements.

21. O2025-0019781 Scope of services, budget and management agreement for Special Service Area No. 18 (North Halsted Street)

22. O2025-0019782 Scope of services, budget and management agreement for Special Service Area No. 23 (Clark Street-Lincoln Park)

23. O2025-0019783 Scope of services, budget and management agreement for Special Service Area No. 26 (Edgewater)

24. O2025-0019784 Scope of services, budget and management agreement for Special Service Area No. 34 (Uptown)

25. O2025-0019785 Scope of services, budget and management agreement for Special Service Area No. 35-2015 (Lincoln Avenue)

26. O2025-0019787 Scope of services, budget and management agreement for Special Service Area No. 62 (Sauganash)

27. O2025-0019788 Scope of services, budget and management agreement for Special Service Area No. 73 (Chinatown)

28. O2025-0019789 Scope of services, budget and management agreement for Special Service Area No. 79 (Lawrence/Pulaski/Elston)

Mark Roschen, Deputy Commissioner for the Department of Planning & Development, presented in support of the SSA budget and management ordinances.

Chairman Villegas noted that the alderpersons who represent the above-noted SSA's provided letters of support.

Ald. La Spata motioned to collectively pass the SSA budget and management agreement ordinances. The motion passed without objection, by the same roll call vote used to establish quorum.

Items 29-31 were tax exempt ordinances.

29. O2025-0019967 Support of Class 6(b) tax incentive for property at 4435 S Western Blvd, and accompanying redevelopment agreement

Mike Carey, Financial Planning Analyst for the Dept. of Planning & Development, presented in favor of the Class 6(b) tax incentive ordinance. He noted that the tax incentive would support the creation of 150 temporary construction jobs and 100 full-time jobs.

Chairman Villegas noted that Ald. Ramirez provided a letter of support for the project.

Ald. La Spata expressed his support. He asked whether the market would support the creation of spec commercial spaces (yes).

Ald. Mitts commended Ald. Ramirez and inquired about the number of employees that would be hired and the hourly pay rate (estimate of 25 employees in each of the industrial warehouse spaces at a rate to be determined by the future tenants).

Ald. Mitts motioned to pass the tax incentive ordinance. The motion passed without objection.

30. O2025-0019963 Support of Class 7(c) Tax incentive for property at 1840 E 71st Street

Jeffrey Cohen, Deputy Commissioner for the Dept. of Planning & Development, presented in support of the 7(c) tax incentive ordinance. He noted that the project created (an unspecified number of) new jobs.

Chairman Villegas noted that Ald. Yancy provided a letter of support for the project.

Ald. Cardona motioned to pass the tax incentive ordinance. The motion passed without objection.

31. O2025-0019966 Support of Class 7(d) Tax incentive for property at 5713 W Chicago Ave, and accompanying redevelopment agreement

Aaron Fogle, Financial Planning Analyst for the Dept. of Planning & Development, presented in favor of

the Class 7(d) tax incentive ordinance. He noted that the development project created a new grocery store and a bank with approximately 12 full-time and 10 part-time jobs.

Ald. Mitts commended Ald. Taliaferro on the grocery store project.

Ald. La Spata congratulated the owner and the alderman on the grocery store project.

Chairman Villegas noted that Ald. Taliaferro provided a letter of support for the project and the tax incentive ordinance.

Chairman Villegas asked if an analysis was done on the workers' income tax that would be generated (no).

Ald. Mitts motioned to pass the tax incentive ordinance. The motion passed without objection.

Item 32 was an order regarding the Leak Pilot Program.

32. OR2025-0019996 City Comptroller directed to activate provisions of MC 11-12-470 Leak Relief Pilot Program

Ald. Waguespack motioned to accept the substitute order, which passed without objection by the same roll call vote used to establish quorum.

Ald. Lopez stated that the substitute order directed the Comptroller to activate provisions of the leak pilot program to provide financial relief on a water bill to Diane Carli for her property located at 5434 S. Wolcott Avenue.

Ald. Lopez staffer Mark Alvarez described the history of the water meter replacement and the exorbitant \$238,000 water bill issued for an undetected water leak. He stated that the request for water bill relief is permitted under the water leak relief pilot program passed by the Chicago City Council.

Ald. Lopez reiterated the reasoning for the water bill relief requested on behalf of the property owner.

Justin Edge of the Dept. of Law stated that the legislation was an improper order. As the law is written, water bill relief requirements were not met: the water service line was not located outside the property and the owner does not occupy the home. Also, the substitute order conflicts with standing City law.

Ald. La Spata inquired whether leak relief requires meeting all five eligibility criteria (yes).

Ald. Lopez disputed that all five criteria need to be met; he believes that it is a legal interpretation.

Ald. Waguespack asked whether the departments are holding the property owner liable for the water bill (Ald. Lopez replied yes).

Ald. Waguespack mentioned that there is a long history of problems with water meters.

Ald. Lopez stated that the Water Dept. offered to provide a \$25,000 credit on the water bill (for fines and fees according to Mr. Edge).

Chairman Villegas expressed his disappointment that only fines and fees can be waived; (water usage charges that go through the meter cannot be reduced or waived). He stated that the exorbitant

water billing issues are out of control.

Ald. Cardona stated that no-one can be expected to pay a \$200,000 water bill. He stated that the actual meters need to be audited to make sure they are functioning properly.

Attorney Edge noted that deficiencies in the water bill relief program could be dealt with legislatively through an ordinance (not an order).

Ald. Lopez stated that the City is trying to collect on the \$250,000 bill, because they have threatened the owner's pension and her daughter's pension, also.

Ald. Mitts stated that the whole billing situation did not make sense and that something is wrong. She asked if the Dept. had sent the property owner a notification (attorney Edge could not answer the question).

Ald. Lee stated that making legislative changes is the way to go to address the matter. She agreed that there are many problems with the water meters. The City Council needs to un-tie the hands of City officials to allow for real relief.

Ald. Napolitano stated that he would be happy to support legislative changes to address this issue. He asked if any DWM work was done in the area that could have precipitated the problem at the property (Ald. Lopez stated that he believed so). He stated he would be happy to participate in a working group to address the problem.

Chairman Villegas asked if the City Council had the authority to legally address the situation (Attorney Edge replied "No," because the order asks the Dept. to take actions that are in violation of the existing City laws). Addressing the exorbitant water bill does require a legislative fix through an ordinance.

Chairman Villegas requested a Commisisoner's Authority to suspend collection until the issue is resolved.

Attorney Edge would follow back up with the committee on how to direct the Comptroller to suspend collection.

Ald. Lopez stated that the idea is to provide a "Comptroller's Authority" to suspend collection until a legislative fix is passed to permanently remedy the situation.

Chairman Villegas stated that the committee would work to address the situation, perhaps named the "Carli ordinance." Chair Villegas stated the item would be held. Ald. Lopez motioned to defer the order, which passed without objection.

There being no further business, Ald. Cardona motioned to adjourn the meeting, which passed without objection by the same roll call vote that was applied to determine quorum. The meeting was adjourned.

On Tuesday, **October 14, 2025**, the Committee on Economic, Capital, and Technology Development held an in-person public hearing on Special Service Area Number 17-2025.

Chairman Villegas called the meeting to order.

ROLL CALL

The following members of the Committee were deemed to be present for quorum:

Villegas (36), La Spata (1), Chico (10), Gutierrez (14), Cruz (30), Cardona (31), Waguespack (32), Napolitano (41), Manaa-Hoppenworth (48).

Under Rule 59, the following member of the Committee requested to participate remotely:

Lee (11), Tabares (23)

Ald. Cardona motioned to accept the remote participation of Aids. Lee & Tabares via Rule 59. The motion passed without objection

Chairman Villegas began the public hearing for the termination of Special Service Area Number 17 and the establishment of Special Service Area Number 17-2025.

Chairman Villegas noted that the Committee did receive a written comment in opposition to the new proposed SSA 17-2025.

Mark Roschen, Deputy Commissioner for the Department of Planning & Development, presented in support of the termination of SSA Number 17 and the establishment of SSA Number 17-2025. He stated that Aids. Lawson and Clay had expressed their support. Mr. Roschen asked for the committee's favorable support.

PUBLIC COMMENT

1. William Gold spoke in favor of the new SSA 17-2025.
2. Ivy Speck spoke in favor of the new SSA 17-2025.
3. Jeanne Saliture spoke in favor of the new SSA 17-2025.
4. Mary Nedbalski spoke in favor of the new SSA 17-2025.
5. George Blakemore spoke against the new SSA 17-2025.

Chairman Villegas concluded the public hearing at 10:47 a.m.

On Tuesday, **October 14, 2025**, the Committee on Economic, Capital, and Technology Development held an in-person public hearing on Special Service Area Number 27.

Chairman Villegas called the meeting to order.

ROLL CALL

The following members of the Committee were deemed to be present for quorum:

Villegas (36), Mosley (21), La Spata (1), Chico (10), Gutierrez (14), Cruz (30), Cardona (31), Waguespack (32), Napolitano (41), Manaa-Hoppenworth (48).

Under Rule 59, the following member of the Committee requested to participate remotely:

Lee (11), Tabares (23)

Ald. Gutierrez motioned to accept the remote participation of Aids. Lee & Tabares via Rule 59. The motion passed without objection

Chairman Villegas began the public hearing for the termination of Special Service Area Number 17 and the establishment of Special Service Area Number 27.

Chairman Villegas noted that the Committee did receive a written comment in opposition to SSA 27.

Mark Roschen, Deputy Commissioner for the Department of Planning & Development, presented in support of SSA Number 27. He stated that Aids. Waguespack, Lawson, Clay & Martin had expressed their support. Mr. Roschen asked for the committee's favorable support.

PUBLIC COMMENT

1. Kyle Cubr spoke in favor of SSA 27.
2. Stephanie Biederman spoke in favor of SSA 27.
3. Meghan Radosevic spoke in favor of SSA 27.
4. Nickolas Gil spoke in favor of SSA 27.
5. Thomas Pendrey spoke in favor of SSA 27.

Ald. Waguespack reiterated his support for SSA 27.

Chairman Villegas concluded the public hearing at 11:07 a.m.

On Tuesday, **October 14, 2025**, the Committee on Economic, Capital, and Technology Development held an in-person public hearing on Special Service Area Number 72.

Chairman Villegas called the meeting to order.

ROLL CALL

The following members of the Committee were deemed to be present for quorum:

Villegas (36), Mosley (21), La Spata (1), Mitchell (7), Chico (10), Gutierrez (14), Cruz (30), Cardona (31), Waguespack (32), Napolitano (41), Reilly (42), Manaa-Hoppenworth (48).

Under Rule 59, the following member of the Committee requested to participate remotely:

Lee (11), Tabares (23)

Vice Chairman Mosley motioned to accept the remote participation of Aids. Lee & Tabares via Rule 59. The motion passed without objection

Chairman Mosley began the public hearing for Special Service Area Number 72.

Mark Roschen, Deputy Commissioner for the Department of Planning & Development, presented in support of SSA Number 72.

He stated that Aids. Ervin and Mitts had expressed their support. Mr. Roschen asked for the committee's favorable support.

PUBLIC COMMENT

1. Chrystal Kyles spoke in favor of SSA 72.
2. Malcolm Crawford spoke in favor of SSA 72.
3. Lil Jennings spoke in favor of SSA 72.
4. Crystal Dyer spoke in favor of SSA 72.
5. George Blakemore spoke against SSA 72.
6. Justin Hill spoke in favor of SSA 72.

Vice-Chairman Mosley concluded the public hearing at 11:34 a.m.

There being no further business, Ald. Gutierrez motioned to adjourn the meeting, which passed without objection by the same roll call vote that was applied to determine quorum. The meeting was adjourned.

Respectfully submitted by



Alderman Gilbert Villegas
Chairman, Committee on Economic, Capital and Technology Development