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**CITY COUNCIL**  
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**COUNCIL CHAMBER**  
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**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 — MARCH 2026**

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, **March 12, 2026**, 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), Mitchell (7), Chico (10), Lee (11), Gutierrez (14), Lopez (15), Cardona (31), Waguespack (32), Mitts (37), Napolitano (41), Reilly (42), Manaa-Hoppenworth (48)

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

Tabares (23), Cruz (30), Moore (17)

*Ald. Reilly motioned to accept the remote participation of Alds. Tabares, Cruz & Moore via Rule 59. The motion passed without objection.*

**PUBLIC COMMENT**

*Patricia Puente spoke on miscellaneous matters.*

**APPROVAL OF RULE 45 MONTHLY REPORT**

- Approval of the February 2026 Monthly Report

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

**Items 1-12**

Items 1-12 were appointments & reappointments to various special service areas.

- 1. A2026-0023342** Reappointment of John L. Ratzemberger as member of Special Service Area No. 21-2016 (Lincoln Square)
- 2. A2026-0023343** Reappointment of Megan Schneider Gil as member of Special Service Area No. 27 (West Lake View)
- 3. A2026-0023354** Reappointment of Charles J. Stewart as member of Special Service Area No. 27 (West Lake View)
- 4. A2026-0023355** Appointment of Tatiana Williams as member of Special Service Area No. 32-2024 (Auburn Gresham)
- 5. A2026-0023363** Reappointment of Caroline O. Shoenberger as member of Special Service Area No. 48 (Old Town)
- 6. A2026-0023366** Appointment of David Rudd as member of Special Service Area No. 56-2022 (Bronzeville)
- 7. A2026-0023369** Reappointment of Saima Causevic as member of Special Service Area No. 60 (Albany Park)
- 8. A2026-0023388** Reappointment of Andrew S. Levin as member of Special Service Area No. 60 (Albany Park)
- 9. A2026-0023390** Reappointment of Sara T. Lopez as member of Special Service Area No. 60 (Albany Park)
- 10. A2026-0023392** Reappointment of N. Marcia Jimenez as member of Special Service Area No. 62 (Sauganash)
- 11. A2026-0023393** Reappointment of Carlton F. Daniels-Metz as member of Special Service Area No. 18 (North Halsted)
- 12. A2026-0023400** Reappointment of Kearby Kaiser as member of Special Service Area No. 18 (North Halsted)

*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:*

*Burnett, Clay, Dowell, Hall, Hopkins, Lawson, Martin, Moore, Nugent, Rodriguez-Sanchez, Quezada, Vasquez & Waguespack.*

*Ald. Lopez asked appointees that were present to identify themselves.*

*Ald. Moore welcomed Tatiana Williams to the meeting.*

*Ald. Manaa-Hoppenworth thanked all the SSA appointees for their work and service.*

*Ald. Lopez thanked everyone for attending and suggested that the appointees mention their businesses during their introductions.*

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

*Ald. Lopez motioned to collectively pass the SSA appointments and reappointments. The motion passed without objection, by the same roll call vote used to establish quorum.*

**Items 13-14 were tax incentive ordinances.**

Item 13 was a directly introduced ordinance.

**13. O2026-0023781** An Ordinance for a Class L Property Tax Incentive for property at 30 N. LaSalle Street

*Eiliesh Tuffy of the Dept. of Planning & Development, presented in favor of the Class L tax incentive. She noted that Alds. Reilly and Conway provided letters of support for the project.*

*She stated that the Commission on Chicago Landmarks supported the Class L application and recommended approval by the Chicago City Council.*

*Ald. Lopez asked about floors 2-18 (it is the residential component of the project, not covered by the Class L incentive, which only applies to commercial uses). He asked if the building is historic (it is awaiting final approval as a Chicago Landmark by the Chicago City Council Zoning, Landmarks & Building Standards Committee).*

*Ald. Lopez asked property owner Lee Golub about future effort to comply with MBE/WBE requirements (the general contractor, Power Construction, has an outreach plan to comply with the requirements).*

*Ald. Lee asked whether the project costs only applied to the upper, commercial floors of the project (yes). She asked for the total cost of both the residential and commercial components of the project (\$375 million).*

*Ald. Waguespack asked for the total current tax bill (estimated \$5-6 million).*

*Ald. Lopez asked how much affordable housing will be available in the residential portion of the building (30%).*

*Ald. Napolitano thanked the developer for willingness to take on the effort to develop and refill vacant downtown buildings.*

*Ald. Reilly motioned to pass the tax incentive ordinance. The motion passed without objection, by the same roll call vote used to establish quorum.*

**14. O2025-0018794** Support of Class 6(b) tax incentive for property at 501 N Sacramento Blvd

*Jeff Cohen, of the Dept. of Planning & Development, presented in favor of the Class 6(b) tax incentive renewal ordinance. He stated that Ald. Burnett had provided a letter of support for the project. He noted that the project would create 35 construction and 32 full-time, permanent jobs.*

*Ald. Lopez asked what had changed since the previous DPD presentation on the project last September (more detailed information on work and timeline was now available),*

*Ald. Lopez noted that during the last presentation, the property owner had expressed concerns about the homeless encampments and criminal activity jeopardizing businesses continuing at the location. He asked if the situation had changed since then (yes, it had improved).*

*Ald. Reilly asked what the City was doing to address the homelessness problem by the business (Mr. Cohen deferred to the Dept. of Family Services to answer that question). Ald. Reilly stated he would like to receive an answer from that department.*

*Chairman Villegas asked whether the initial tax incentive achieved its objective (yes, investment and job creation was achieved, so it was a successful tax incentive). The chairman stated that since the original incentive was successful and the building was fully occupied, he was having a hard time understanding why a tax incentive renewal was necessary.*

*Ald. Burnett stated homelessness at the location has been an issue for many years. The area in front of the building has been addressed, but the areas by and under the viaduct are an ongoing problem that will be addressed by DFFS. He stated that building tenants were good community partners who have hired from the community. They are an economic success story in the community. Therefore, he supports the tax renewal ordinance and asked members of the committee to do so, also.*

*Chairman Villegas stated that DPD needed to appear before the committee to explain how projects are approved for tax incentives, including renewals, and what the return on investments have been for approved projects.*

*Ald. Gutierrez motioned to pass the ordinance, but Ald. Lopez requested a roll call vote.*

*The following alders voted to pass the tax incentive: Villegas, Mosley, Chico, Lee, Gutierrez, Cardona, Waguespack, Mitts, Napolitano, Reilly.*

*The following alder voted against the tax incentive: Lopez.*

*The item passed 10 in favor and 1 against.*

*There being no further business, Ald. Mosley 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