



CITY OF CHICAGO

COMMITTEE ON FINANCE

CITY COUNCIL

CITY HALL - ROOM 302

121 NORTH LASALLE STREET

CHICAGO, ILLINOIS 60602

ALDERMAN PAT DOWELL  
CHAIRMAN

PHONE: 312-744-3380

Date: December 1, 2025

## COMMITTEE ON FINANCE MONTHLY RULE 45 REPORT NOVEMBER 2025

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Pursuant to Rule 45 of the City Council Rules of Order, the Committee on Finance submits the following Monthly Rule 45 Report for November 2025.

**Date, Time &  
Location of  
Meeting:**

On November 10, 2025 at 10:30 a.m., the Committee on Finance held a TEFRA hearing in City Council Chambers, City Hall, Chicago, Illinois.

**Attendance:**

The following members were present at the November 10, 2025 Committee on Finance TEFRA hearing: Chairman Dowell (3), Vice-Chairman Conway (34), Beale (9), Lee (11), Quinn (13), Lopez (15), Moore (17), O'Shea (19), Mosley (21), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Ervin (28) - REMOTE, Taliaferro (29), Cardona (31), Waguespack (32), Quezada (35) - REMOTE, Villegas (36), Mitts (37), Vasquez (40), Knudsen (43), Martin (47), and Silverstein (50).

The following member(s) were not present at the November 10, 2025 Committee on Finance TEFRA hearing: La Spata (1), Hopkins (2), Hall (6), Mitchell (7), Harris (8), Ramirez (12), Curtis (18), Taylor (20), Scott (24), Rodriguez Sanchez (33), Sposato (38) and Reilly (42).

The following non-members were present at the November 10, 2025 Committee on Finance TEFRA hearing: N/A.

On November 10 at 10:30 a.m. Chairman Dowell called the Committee on Finance TEFRA hearing to order. Chairman Dowell took a roll call to establish a quorum and a quorum was established. Chairman Dowell asked for a motion on Rule 59 to allow remote participation for Committee member Quezada. The motion was made by Alderman Knudsen and with no objections was so ordered. A subsequent Rule 59 motion to allow remote participation for Committee member Ervin was made by Alderman Lee and with no objection was so ordered. Chairman Dowell then opened the floor to begin the public comment period and explained the procedures for public comment. The following public speakers addressed the committee: George Blakemore and Dennis White. With no other public speakers having timely signed up to speak, Chairman Dowell closed the public comment period. Pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, the Committee on Finance held a TEFRA hearing on the following item:

- Issuance by the City of not to exceed \$14,000,000 aggregate principal amount of its Multi-family Housing Revenue Bonds (Martha Washington Apartments), Series 2025 (the “Bonds”). The proceeds of the Bonds will be used by The Martha HHDC LIHTC, LLC (the “Borrower”) in order to finance an affordable housing development project consisting of the acquisition (by acquiring 100% of the membership interest of The Martha HHDC LLC (the “Owner”)), and to assist the Owner in rehabilitating and equipping the Martha Washington Apartments located at 2324 W. Irving Park Rd., Chicago, IL.

Following the Chairman’s prepared remarks and public comment, the TEFRA hearing was concluded on November 10, 2025 at 11:00 am.

**Date, Time &  
Location of**

**Meeting:** On November 10, 2025 at 10:30 a.m., the Committee on Finance held a meeting in City Council Chambers, City Hall, Chicago, Illinois.

**Attendance:** The following members were present at the November 10, 2025 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Mitchell (7), Harris (8), Beale (9), Lee (11), Quinn (13), Lopez (15), Moore (17) - REMOTE, Curtis (18), O’Shea (19), Mosley (21), Rodriguez (22), Scott (24), Sigcho-Lopez (25), Burnett (27), Ervin (28) - REMOTE, Taliaferro (29), Cardona (31), Waguespack (32), Quezada (35), Villegas (36), Mitts (37), Sposato (38), Vasquez (40), Reilly (42), Knudsen (43), Martin (47), and Silverstein (50).

The following member(s) were not present at the November 10, 2025 Committee on Finance meeting: Hall (6), Ramirez (12), Taylor (20), and Rodriguez Sanchez (33).

The following non-members were present at the November 10, 2025 Committee on Finance meeting: Coleman (16), Tabares (23), Fuentes (26), and Manaa-Hoppenworth (48).

On November 10, 2025 at 10:30 a.m. Chairman Dowell called the Committee on Finance meeting to order. Chairman Dowell took a roll call to establish a quorum and a quorum was established. Chairman Dowell asked for a motion on Rule 59 to allow remote participation for Committee member Ervin. The motion was made by Alderman Mosley and with no objections was so ordered. A subsequent Rule 59 motion to allow the remote participation of Committee member Moore was made by Alderman Lopez and was so ordered. Chairman Dowell then opened the floor to begin the public comment period and explained the procedures for public comment. The following public speakers addressed the committee: George Blakemore and Dennis White. With no other public speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

**The Committee on Finance addressed the following eighteen (18) items of which seventeen (17) were passed**

- **October 45 Report** which passed the committee on a motion made by Alderman Moore.

**INTRODUCED BY DIRECT INTRODUCTION DURING THE NOVEMBER 10, 2025 COMMITTEE ON FINANCE MEETING**

- A communication transmitting reports of cases in which verdicts, judgments, or settlements were entered into for the month of October 2025 (F2025-0020861).
- Three (3) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:
- Mileidy Tejada Rivera and Helen Francisco v. City of Chicago, Officer L. Gorski, Officer Z. Nolfi, Officer A. Kulisek, Case No. 2024 L 005851 (Or2025-0020785) **Amount: \$500,000**
  - **Item number 2 (a)** on the agenda, explained by Margaret Mendenhall Casey, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Beale. The item passed by a voice vote of all members present, with the exception of Alderman Quinn who voted no on the item.

**PASS COMMITTEE 11/10/25**

**PASS CITY COUNCIL 11/14/25 – with the exception of Aldermen Lopez and Quinn who voted no on the item**

- Joseph O. Onasanya v. City of Chicago and Naysia P. Bolden, Case No. 2023 L 2793 (Or2025-0020786) **Amount: \$750,000**
  - **Item number 2 (b)** on the agenda, explained by Margaret Mendenhall Casey, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Mitchell. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25**

**PASS CITY COUNCIL 11/14/25**

- Maysonet v. Guevara, et al., Case No. 18 CV 2342 (Northern District of Illinois) (Or2025-0020787) **Amount: \$17,000,000**
  - **Item number 2 (c)** on the agenda, explained by Jessica Felker, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Lee. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25**

**PASS CITY COUNCIL 11/14/25**

- A proposed order authorizing the payment of various small claims against the City of Chicago (Direct Introduction) (SOR2025-0020790)
  - Item number 15 on the agenda was placed on the omnibus with no objection from the committee.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 11/14/25**

- **A proposed order denying the payment of various small claims against the City of Chicago (Direct Introduction) (SCL2025-0020789)**
  - Item number 16 on the agenda was placed on the omnibus with no objection from the committee.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 11/14/25**

- **Two (2) proposed orders authorizing Charitable Solicitation on the Public Way (Tag Day Permits) (Direct Introduction) (F2025-0020791 and F2025-0020792)**
  - 17A. Planned Parenthood Federation of America  
Citywide  
January 1, 2026 to December 31, 2026
  - 17B. Worldwide Wildlife Foundation  
Citywide  
January 1, 2026 to December 31, 2026
  - Items number 17A and 17B on the agenda were placed on the omnibus with no objection from the committee, with the exception of Alderman Sposato who voted no on item 17A.

**INTRODUCED DURING THE JULY 16, 2025 CITY COUNCIL MEETING**

- **A resolution, introduced by Alderman Anthony Quezada – 35th Ward and others, calling for a subject matter hearing on the impact of commercial property tax appeals on residential property owners in Chicago (R2025-0018751)**
  - **Item number 18** on the agenda was held in committee.

**HELD IN COMMITTEE 11/10/25**

**INTRODUCED DURING THE SEPTEMBER 9, 2025 CITY COUNCIL MEETING**

- **Amendment of Municipal Code Section 2-32-085 regarding Employee Charitable Contribution Program (O2025-0019930)**
  - **Item number 3** on the agenda was explained by Michael Penicnak, Projects Administrator for the Department of Finance. Motion do pass was made by Alderman Mosley. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25**  
**PASS CITY COUNCIL 11/14/25**

## **INTRODUCED DURING THE OCTOBER 16, 2025 CITY COUNCIL MEETING**

- **An ordinance authorizing the issuance of tax-exempt Multi-family housing revenue bonds to The Martha HHDC LLC for the acquisition and renovation of Martha Washington Apartments, located at 2324 W. Irving Park Road in the 47th Ward (O2025-0020496)**

**Amount not to exceed: \$14,000,000. Multi-family**

- **Item number 4** on the agenda was explained by Dinah Wayne, Financial Planning Analyst from the Department of Housing. Motion do pass was made by Alderman Mosley. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance authorizing the First Amendment to the redevelopment agreement with Renaissance Apartments LP, to adjust the project completion date, for the property located at 3745-3763 S. Wabash Avenue in the 3rd Ward (O2025-0020482)**

- **Item number 5** on the agenda was explained by Dinah Wayne, Financial Planning Analyst from the Department of Housing. Motion do pass was made by Alderman La Spata. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance authorizing the execution of a new grant agreement with the Chicago Low Income Housing Trust Fund (CLIHTF) to provide Rental Housing Support Program (RHSP) assistance for affordable housing projects (O2025-0020483)**

- **Item number 6** on the agenda was explained by Brian James, Program Director from the Department of Housing. Motion do pass was made by Alderman Mitts. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Park District for allocation of CubFund funds for improvements at Kelly (John) Park, located at 3800 N. Seminary Avenue in the 44th Ward (O2025-0020490)**

**Amount not to exceed: \$500,000. CubFund**

- **Item number 7** on the agenda was explained by Beth Tomlins from the Chicago Park District. Motion do pass was made by Alderman O'Shea. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Park District for allocation of tax increment financing (TIF) funds from the Clark/Montrose TIF District for improvements at Chase Park, located at 4701 N. Ashland Avenue in the 47th Ward (O2025-0020487) Amount not to exceed: \$7,000,000. TIF**

- **Item number 8** on the agenda was explained by Beth Tomlins from the Chicago Park District. Motion do pass was made by Alderman Martin. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Park District for allocation of tax increment financing (TIF) funds from the Madden/Wells TIF District for improvements at Ellis Park, located at 3520 S. Cottage Grove Avenue in the 4th Ward (O2025-0020488) Amount not to exceed: \$1,000,000. TIF**

- **Item number 9** on the agenda was explained by Beth Tomlins from the Chicago Park District. Motion do pass was made by Alderman Knudsen. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Park District for allocation of tax increment financing (TIF) funds from the Madison/Austin Corridor TIF District for improvements at Madison Community Plaza, located at 4008 W. Madison Avenue in the 28th Ward (O2025-0020491) Amount not to exceed: \$500,000. TIF**

- **Item number 10** on the agenda was explained by Beth Tomlins from the Chicago Park District. Motion do pass was made by Alderman Reilly. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **A substitute ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Park District for allocation of tax increment financing (TIF) funds from the Englewood Neighborhood TIF District for improvements at Ogden Park, located at 6500 S. Racine Avenue in the 17th Ward (SO2025-0020492) Amount not to exceed: \$12,000,000. TIF**

- **Item number 11** on the agenda was explained by Beth Tomlins from the Chicago Park District. A motion to accept the substitute was made by Alderman Sposato. Motion do pass was made by Alderman O'Shea. The item passed by a voice vote of all members present.

**SUBSTITUTE IN COMMITTEE 11/10/25  
PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Park District for allocation of tax increment financing (TIF) funds from the Division/Homan TIF District for improvements at Humboldt Park, located at 1440 N. Humboldt Boulevard in the 26th and 36th Wards (O2025-0020489) Amount not to exceed: \$11,850,000. TIF**
  - **Item number 12** on the agenda was explained by Beth Tomlins from the Chicago Park District. Motion do pass was made by Alderman Vasquez. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance approving Amendment No. 1 to the Division/Homan Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project concerning Section V in the 26th and 36th Wards (O2025-0020479)**
  - **Item number 13** on the agenda was explained by William Jeffries, Managing Deputy Commissioner from the Department of Planning. Motion do pass was made by Alderman Vasquez. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

- **An ordinance authorizing the execution of a TIF redevelopment agreement with the Pullman Hotel Group LLC. to provide funding assistance in the form of a TIF loan for the development of a 100-key hotel located at 11040 S. Doty Avenue in the 9th Ward (O2025-0020480)**

**Amount not to exceed: \$2,863,821. TIF**

  - **Item number 14** on the agenda was explained by William Grams, Financial Planning Analyst from the Department of Planning. Motion do pass was made by Alderman Sposato. The item passed by a voice vote of all members present.

**PASS COMMITTEE 11/10/25  
PASS CITY COUNCIL 11/14/25**

A complete recap of the meeting can be found at <https://vimeo.com/1134396838>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Martin moved to adjourn. The Committee on Finance meeting adjourned at 1:00 pm.

**Date, Time &****Location of****Meeting:**

On November 17, 2025 at 10:00 a.m., the Committee on Finance held a meeting in City Council Chambers, City Hall, Chicago, Illinois.

**Attendance:**

The following members were present at the November 17, 2025 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Hall (6) - REMOTE, Mitchell (7) - REMOTE, Harris (8), Beale (9), Lee (11), Ramirez (12), Quinn (13), Lopez (15), Moore (17), Curtis (18), O'Shea (19), Taylor (20) - REMOTE, Mosley (21), Rodriguez (22), Scott (24), Sigcho-Lopez (25), Burnett (27), Ervin (28), Taliaferro (29) - REMOTE, Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Quezada (35) - REMOTE, Villegas (36), Mitts (37), Sposato (38), Nugent (39) – Ex-Officio, Vasquez (40), Reilly (42), Knudsen (43), Martin (47), and Silverstein (50).

The following member(s) were not present at the November 17, 2025 Committee on Finance meeting: N/A

The following non-members were present at the November 17, 2025 Committee on Finance meeting: Fuentes (26), Napolitano (41), and Manaa-Hoppenworth (48).

On November 17 at 10:00 a.m. Chairman Dowell called the Committee on Finance meeting to order. Chairman Dowell took a roll call to establish a quorum and a quorum was established. Chairman Dowell asked for a motion on Rule 59 to allow remote participation for Committee members Hall, Mitchell, and Quezada. The motion was made by Alderman Reilly and with no objections was so ordered. A subsequent Rule 59 motion to allow the remote participation for Committee members Taliaferro and Taylor was made by Alderman Ervin and with no objections was so ordered. Chairman Dowell then opened the floor to begin the public comment period and explained the procedures for public comment. The following public speakers addressed the committee: Michael Harris, Sam Toia, Carl Guterrez, Amy Masters, George Blakemore, Michael Jacobsen, and Pat Doerr. With no other public speakers having timely signed up to speak, Chairman Dowell closed the public comment period.

Alderman Dowell then made a motion to recess the meeting until December 2, 2025 at 10:00 am. The motion recess failed by a vote of 7 Yeas (Ramirez, Moore, Rodriguez, Sigcho Lopez, Burnett, Ervin, Quezada) to 24 Nays (Dowell, Conway, La Spata, Hopkins, Harris, Beale, Lee, Quinn, Lopez, Curtis, O'Shea, Mosley, Scott, Cardona, Waguespack, Villegas, Mitts, Sposato, Vasquez, Reilly, Knudsen, Martin, Silverstein, Nugent)

**INTRODUCED BY DIRECT INTRODUCTION DURING THE NOVEMBER 17, 2025 COMMITTEE ON FINANCE MEETING**

- **An ordinance amending Titles 1, 3, 4, 7, 9, 10, 11, 14A, 14B, and 14X of the Municipal Code and other amendments which relate to revenue derived from certain taxes, fines and fees ("The 2026 Revenue Ordinance") (O2025-0021094 – Direct Introduction)**
  - **Item number 1** on the agenda was explained by Budget Director Annette Guzman, CFO Jill Jaworski, and Comptroller Michael Belsky. A Do Pass Motion was made by Alderman Reilly. A Motion to Table the Do Pass motion was made by Alderman Ervin. The Motion to Table failed by a vote of 18 Yeas (Dowell, La Spata, Hall, Mitchell, Harris, Ramirez, Moore, Taylor, Mosley,

Rodriguez, Sigcho-Lopez, Burnett, Ervin, Taliaferro, Rodriguez-Sanchez, Quezada, Vasquez, Martin) to 18 Nays (Conway, Hopkins, Beale, Lee, Quinn, Lopez, Curtis, O'Shea, Scott, Cardona, Waguespack, Villegas, Mitts, Sposato, Reilly, Knudsen, Silverstein, Nugent). The Motion Do Pass made by Alderman Reilly failed by a vote of 10 Yeas (La Spata, Hall, Ramirez, Rodriguez, Sigcho-Lopez, Burnett, Ervin, Taliaferro, Rodriguez-Sanchez, Quezada) to 25 Nays (Dowell, Conway, Hopkins, Mitchell, Harris, Beale, Lee, Quinn, Lopez, Moore, Curtis, O'Shea, Mosley, Scott, Cardona, Waguespack, Villegas, Mitts, Sposato, Vasquez, Reilly, Knudsen, Martin, Silverstein, Nugent)

**DO NOT PASS COMMITTEE 11/17/25**

A complete recap of the meeting can be found at <https://vimeo.com/1137016421>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Lopez asked for a roll call vote on the motion to adjourn. The motion passed by a vote of 34 Yeas (Dowell, Conway, La Spata, Hopkins, Hall, Mitchell, Harris, Beale, Lee, Ramirez, Quinn, Lopez, Curtis, O'Shea, Taylor, Mosley, Rodriguez, Scott, Burnett, Ervin, Taliaferro, Cardona, Waguespack, Rodriguez-Sanchez, Quezada, Villegas, Mitts, Sposato, Vasquez, Reilly, Knudsen, Martin, Silverstein, Nugent) to 2 Nays (Moore, and Sigcho-Lopez). The Committee on Finance meeting adjourned at 1:11 pm.

**Respectfully submitted by:**



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**Pat Dowell, Chairman  
Committee on Finance**