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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 2024

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 **Monday, October 7, 2024**, 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: Alderpersons Villegas (36), Mosley (21), La Spata (1), Mitchell (7), Chico (10), Lee (11), Gutierrez (14), Lopez (15), Tabares (23), Cruz (30), Cardona (31), Waguespack, (32), Mitts (37), Napolitano (41), Reilly (42), Manaa-Hoppenworth (48).

With sufficient members present, quorum was established.

Under Rule 59, the following City Council member requested to participate remotely:

Moore (17). *Ald. Mosley motioned to allow Ald. Moore to participate remotely, which passed without objection by the same roll call vote that was applied to determine quorum.*

Chairman Villegas noted that a written comment was received and shared with members.

PUBLIC COMMENT

1. Michael Young-Bay spoke on miscellaneous matters
2. Zoe Leigh spoke on miscellaneous matters
3. Tawon Sims spoke on Shot Spotter
4. Jessica Jackson spoke on miscellaneous matters
5. George Blakemore spoke on miscellaneous matters

APPROVAL OF RULE 45 MONTHLY REPORT

- Approval of the September 2024 Monthly Report

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

ITEMS 1-24

Items 1-24 on the agenda were appointments and reappointments to various Special Service Areas that were heard and voted on collectively.

The following appointments were considered:

- 1. A2024-0012348** Reappointment of John H. Idler as member of Special Service Area No. 1- 2015, State Street Commission.
- 2. A2024-0012350** Reappointment of David L. Gassman as member of Special Service Area No. 17, Central Lake View Commission.
- 3. A2024-0012351** Reappointment of Charlotte A. Walters as member of Special Service Area No. 19, Howard Street Commission.
- 4. A2024-0012352** Appointment of Tolulope Oneya as member of Special Service Area No. 24, Clark Street Commission.
- 5. A2024-0012353** Reappointment of Wallace S. Andersen as member of Special Service Area No. 24, Clark Street Commission.
- 6. A2024-0012354** Reappointment of Alan J. Goldberg as member of Special Service Area No. 24, Clark Street Commission.
- 7. A2024-0012355** Reappointment of Jill M. Metz as member of Special Service Area No. 26, Broadway Commercial District Commission.
- 8. A2024-0012357** Reappointment of Taylor Olds as member of Special Service Area No. 29-2014, West Town Commission.
- 9. A2024-0012358** Reappointment of Evan Muellner as member of Special Service Area No. 29-2014, West Town Commission.
- 10. A2024-0012359** Reappointment of Steven E. Tobiason as member of Special Service Area Johnson No. 29-2014, West Town Commission.
- 11. A2024-0012361** Reappointment of Nadia Coronado as member of Special Service Area No. Johnson 29-2014, West Town Commission.
- 12. A2024-0012362** Appointment of Erin C. Weber as member of Special Service Area No. 29- 2014, West Town Commission
- 13. A2024-0012363** Reappointment of Kelly Cheng as member of Special Service Area No. 34, Uptown Commission.
- 14. A2024-0012364** Reappointment of Dominic Iripino as member of Special Service Area No. 34, Uptown Commission.

15. A2024-0012365 Reappointment of Nicholas J. Pinto as member of Special Service Area No. 34, Uptown Commission.

16. A2024-0012366 Reappointment of Lesley Showers as member of Special Service Area No. 34, Uptown Commission.

17. A2024-0012367 Appointment of Todd A. Israel as member of Special Service Area No. 34, Uptown Commission.

18. A2024-0012368* Reappointment of Maura Nemes as member of Special Service Area No. 43, Devon Avenue Commission.

19. A2024-0012369 Reappointment of Jennifer R. Clark as member of Special Service Area No. 54, Sheridan Road Commission.

20. A2024-0012386 Reappointment of Julio Gomez as member of Special Service Area No. 59-2022, 59th Street Commission.

21. A2024-0012387 Appointment of Stephanie Knight as member of Special Service Area No. 76, North Michigan Avenue Commission.

22. A2024-0012389 Reappointment of Lisa E. Orloff as member of Special Service Area No. 79, Lawrence/Pulaski/Elston Commission.

23. A2024-0012390 Reappointment of Nicholas A. Yassan as member of Special Service Area Johnson No. 79, Lawrence/Pulaski/Elston Commission.

24. A2024-0012393 Appointment of Erin Grabe as member of Special Service Area No. 79, Lawrence/Pulaski/Elston Commission.

- *Chairman Villegas noted that a substitute reappointment letter was submitted by the Office of the Mayor for the reappointment of Maura Nemes to SSA No. 43.*
- *Ald. Mitts motioned to accept the substitute reappointment letter, which passed, without objection, by the same roll call vote applied to determine quorum.*
- *Chairman Villegas noted that Mark Roschen, Assistant Commissioner at the Department of Planning and Development, was available to answer any 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:*

Alderspersons Burnett, Clay, Coleman, Conway, Gutierrez, Hadden, Hopkins, La Spata, Lawson, Lopez, Manaa-Hoppenworth, Martin, Nugent, Reilly, Robinson, Silverstein, Villegas

- *Chairman Villegas noted that the appointees were unable to appear at the meeting, but he supported their reappointments and thanked them for their service to the City.*
- *Chairman Villegas asked Committee members if they would like to make a statement or ask any questions.*
- *Ald. Lopez suggested that new appointees be required to attend the ECTD meeting for confirmation. Chairman Villegas affirmed that new appointees would be asked to be present at the ECTD meetings.*

- *Ald. Lee motioned to recommend approval of the appointments and reappointments.*
- *The items passed without objection by the same roll call vote applied to determine quorum, and Chairman Villegas stated that the do-pass recommendations would be reported out at the following City Council meeting.*

ITEMS 25-34

Items 25-34 on the agenda are a series of ordinances regarding the scope of services, budget, tax levy, and service providers for various Special Service Areas.

- 25. O2024-0012322** Scope of services, budget, tax levy and Service Provider agreement for Special Service Area No. 44, 103rd Street/Beverly.
- 26. O2024-0012326** Scope of services, budget, tax levy, and service provider agreement for Special Service Area No. 1-2015, State Street.
- 27. O2024-0012333** Scope of services, budget tax levy and service provider agreement for Special Service Area No. 19, Howard Street.
- 28. O2024-0012335** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 20, South Western Avenue.
- 29. O2024-0012336** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 21- 2016, Lincoln Square Ravenswood Chamber of Commerce.
- 30. O2024-0012338** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 24, Clark Street.
- 31. O2024-0012339** Scope of services, budget, tax levy, and service provider agreement for Special Service Area No. 25, Little Village.
- 32. O2024-0012360** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 43, Devon Avenue.
- 33. O2024-0012370** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 54, Sheridan Road.
- 34. O2024-0012391** Amendments to 2023 Appropriation, Tax Levy, Ordinance, 2024 Service Provider Agreement, increasing Total Requested Levy, adjusted budget and authorizing issuance of one year Service Provider Agreement for SSA No. 75 Oak Street.

- *Chairman Villegas noted that Mark Roschen, Assistant Commissioner at the Department of Planning and Development, was available to answer any questions.*
- *Ald. Lopez asked Mark Roschen whether the SSA budgets templates have been updated or modernized (Roschen responded that the budget documents are crafted by each SSA). Ald. Lopez asked that DPD next year look at the template budget categories for SSA's.*
- *Ald. La Spata recommended that alders meet directly with each SSA to review their budgets.*
- *Ald. Mitts asked why the budget information for the SSA's are not shown on the display screen. Chairman Villegas stated that information would be displayed in the future.*

- *Ald. Reilly agreed that budget information should be displayed.*
- *Ald. Lopez suggested graphics be provided by DPD that show each SSA's priorities.*
- *Ald. Gutierrez motioned to recommend approval of the SSA budgets.*
- *The items passed without objection by the same roll call vote applied to determine quorum.*

ITEMS 35-40

Items 35-40 are ordinances dealing with Public Hearings for various special service areas.

35. O2024-0012329 Public hearing for Special Service Area No. 8 (Lakeview East) to increase tax levy rate, add distinct special services, and extend tax levy period from 2024 to 2038.

36. O2024-0012341 Public Hearing to establish new SSA No. 32-2024, vicinity of W. 79th St from S. Lafayette Ave to S Darnen Ave, appropriating tax levy for 2024, imposition of 1.75% SSA tax cap over 15 years through 2038, authority for contracting service provider.

37. O2024-0012347 Public Hearing regarding Special Service Area No. 42, 71st St-Stony Island, consisting of Stony Island Ave from 67th St to 73rd St, west side only of Stony Island Ave from 73rd St to 79th St, and 71st St from South Shore Dr to Kimbark Ave, increasing tax levy rate, extending tax levy period from 2024 to 2038.

38. O2024-0012423 Public hearing establishing Special Service Area No. 76, tax levy, 2024 and 2025 appropriation for both sides of Michigan Ave from Oak St southward to Chicago River.

39. O2024-0012426 Public hearing on establishment of Special Service Area No. 81, special service tax levy for 2024 through 2033 for area bounded by W 83rd St, S Lafayette Ave, S Vincennes Ave and W 89th Place, including railroad right-of-way between W 89th Pl south and S Vincennes Ave on north.

40. O2024-0012433 Public hearing for establishment of Special Service Area No. 82, special service tax levy for years 2024 through 2033 on both sides of W Division St from Clark St on the west to State St on the east.

- *Chairman Villegas noted that Mark Roschen, Assistant Commissioner at the Department of Planning and Development, was available to answer any questions. Mr. Roschen spoke about the SSA public hearings process and mentioned the new SSA's that are being created.*
- *Ald. Mitts motioned to recommend approval of the SSA hearings.*
- *The items passed without objection by the same roll call vote applied to determine quorum, and Chairman Villegas stated that the do-pass recommendations would be reported out at the following City Council meeting.*

41. O2024-0012498 Support of Class 6(b) tax incentive for property at 2515-2561 W. Taylor

Aaron Fogle, Financial Planning Analyst for the Dept. of Panning & Development, presented the development proposal and spoke on the Class 6(b) tax incentive details. The project will create 48 new full-time jobs.

Ald. Ervin provided a letter of support for the tax incentive ordinance.

Ald. La Spata asked if the development was located within an industrial corridor (yes).

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

42. O2024-0012501 Support of Class 6(b) tax incentive for property at 4204, 4208, 4210 and 4218-4232 W Lake S

William Grams, Financial Planning Analyst for the Dept. of Panning & Development, presented the development proposal and 6(b) tax incentive details. The project will create 25-50 full-time, permanent jobs.

Ald. Ervin provided a letter of support for the tax incentive ordinance.

Chairman Villegas asked the developer if a decision was made on the GC for the project (yes).

Ald. Gutierrez moved to pass the ordinance, and it passed by the same roll call vote applied to determine quorum.

There being no further business, Ald. Mosley motioned to adjourn the meeting, and it passed, without objection, and the meeting was adjourned.

Respectfully submitted by



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

MONTHLY REPORT — October 2024

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 10, 2024, the Committee on Economic, Capital, and Technology Development held an in-person public hearing.

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), Mosley (21), La Spata (1), Hall (6), Chico (10), Lee (11), Gutierrez (14), Tabares (23), Cruz (30), Cardona (31), Reilly (42), Manaa-Hoppenworth (48).

With sufficient members present, quorum was established.

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

Yancy (5), Moore (17). Committee member Lee motioned to allow Ald. Yancy and Moore to participate remotely, which passed without objection by the same roll call vote that was applied to determine quorum.

Chairman Villegas noted that one written comment was received and shared with the ECTD Committee members.

Chairman Villegas stated that the hearing was being held pursuant to requirements of state of Illinois special tax law and explained the start of SSA # 8 being passed in 2011 and the three major changes being decided on which are an increase to the tax levy, the extension of the taxing period, and the approximate street locations. He spoke on the benefits of the SSA and how it would help fund additional services. He asked the alderman in the area to provide a statement.

Ald. Lawson expressed his full support for the reconstitution of the SSA and mentioned the work that the Chamber of Commerce has been able to provide for the community through the SSA, which has been a big help to his community.

PUBLIC COMMENT

1. Lauren Rubbelke spoke on O2024-0012329
2. Michael Young Bey spoke on miscellaneous matters
3. Angelo Velliotis spoke on O2024-0012329
4. George Blakemore spoke on miscellaneous matters
5. Sam Giarratano spoke on O2024-0012329
6. Maureen Martino spoke on O2024-0012329
7. Darcey Rachelle Carter spoke on O2024-0012329
8. Tiwon Sims spoke on miscellaneous matters
9. Tom Karnezis spoke on O2024-0012329

ITEM 1

1. O2024-0012329 Public **Hearing for Special Service Area No. 8 (Lakeview East)** to increase tax levy rate, add distinct special service, and extend tax levy period from the year 2024 through year 2038

Chairman Villegas asked if there was a statement from the Department of Planning and Development

Mark Roschen, Assistant Commissioner for the Department of Planning and Development, spoke on the process of how SSA's are formed and detailed the purpose of the proceedings. Roschen also spoke

directly on SSA #8 stating that the Lakeview East Chamber of Commerce had put forth input and agreed upon the current terms and conditions of the SSA.

Chairman Villegas then opened the floor to any resident, taxpayer, or interested party to speak. The chairman explained the increase of the tax rate and the lengthening of the term.

Tom Karnezis spoke on the property taxes for commercial properties being unfairly taxed compared to taxes on residential properties because they may not have the benefit of being surrounded by residential properties.

Mike Moore asked, as a small business owner, why they were forced to pay an increase of taxes for services that the city already provides and inquired about the approval process of the SSA's. He also questioned where the funds are being spent in regard to security and cleanliness

Sue Ming Gong echoed the sentiment of the previous speaker, Mr. Moore, and explained how businesses in the SSA area should be taxed at the same rate as the residential properties in the area and also questioned how she could object to the proposed SSA.

Lloyd Mitchell urged the city to better manage the funds already available and stated that residents without businesses shouldn't be compelled to pay this tax like the businesses are.

Mark Roschen explained to the spectators that they are able to object to the SSA's approval within 60 days of the date of this hearing.

Chairman Villegas concluded the public hearing, on SSA #8 that authorized the changes in the tax levy and lengthened the term, at 10:38 A.M.

MONTHLY REPORT — October 2024

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 10, 2024, the Committee on Economic, Capital, and Technology Development held an in-person public hearing.

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), Mosley (21), La Spata (1), Chico (10), Lee (11), Gutierrez (14), Tabares (23), Cruz (30), Cardona (31), Reilly (42), Manaa-Hoppenworth (48).

With sufficient members present, quorum was established.

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

Tabares (23), Cruz (30), Hall (6), Napolitano (41) Committee member Reilly motioned to allow Ald. Tabares, Cruz, Hall, and Napolitano to participate remotely, which passed without objection by the same roll call that was applied to determine quorum.

Chairman Villegas noted that no written comments were received.

Chairman Villegas stated that this hearing was being held pursuant to requirements of state of Illinois special tax law and explained the hearing is for the establishment of new SSA No. 32-2024. He spoke on the benefits of the SSA and how it will help fund additional services. He asked the alderman in the area to provide a statement.

Ald. Moore spoke in support of establishing this new SSA and mentioned the progress and new developments that are occurring in his community. The SSA would help the residents in his ward. He stated that his ward has shown a significant desire to establish this SSA to better their businesses.

PUBLIC COMMENT

1. Leonard Mohammad spoke on O2024-0012329
2. Yolanda Manuel spoke on miscellaneous matters
3. Jennipher Atkins spoke on O2024-0012329
4. Torey Barrett spoke on miscellaneous matters
5. George Blakemore spoke on O2024-0012329
6. Tyler Holland spoke on O2024-0012329
7. Toni Shaw spoke on O2024-0012329
8. Maysoon Fakhoury spoke on miscellaneous matters

ITEM 2

2. Public **Hearing to establish new SSA No. 32-2024**, vicinity of W 79th St from S. Lafayette Ave to S Damen Ave, appropriating tax levy for 2024, imposition of 1.75% SSA tax cap over 15 years through 2038, authority for contracting service provider

Ald. Reilly asked the Department of Planning and Development how many tax pins in the SSA boundary were residential pins

Mark Roschen could not provide an exact number, but he asserted that there were less than 20.

Melinda Kelly, president of Chatham Business Association, stated that there were no residential pins inside of the SSA boundary. They specifically used a consultant to ensure that no residential properties were included, for the purpose of being business forward.

Ald. Reilly agreed with keeping local residential properties out of SSA zones so that they are not impacted negatively by the SSA.

Ald. Moore spoke to the fact that there are no tax pins that are purely residential in the SSA but there are some developments that are commercial on the bottom floor but may have residential renters on the floors above.

George Blakemore spoke on the current SSA

Chairman Villegas concluded the public hearing on SSA #32-2024, that established the new SSA, at 11:23 A.M.

MONTHLY REPORT — October 2024

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On Thursday, October 10, 2024, the Committee on Economic, Capital, and Technology Development held an in-person public hearing.

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), Mosley (21), Mitchell (7), Chico (10), Lee (11), Gutierrez (14), Reilly (42), Manaa-Hoppenworth (48).

With sufficient members present, quorum was established.

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

Tabares (23), Cruz (30), Hall (6), Napolitano (41), Mitts (37) Committee member Lee motioned to allow Ald. Tabares, Cruz, Hall, Napolitano, and Mitts to participate remotely, which passed without objection by the same roll call that was applied to determine quorum.

Chairman Villegas noted that no written comments were received.

Chairman Villegas stated that the hearing was being held pursuant to requirements of state of Illinois special tax law and explained the start of SSA # 42 and the three major changes being decided on which are an increase to the tax levy, the extension of the taxing period, and the approximate street locations. He spoke on the benefits of the SSA and how it would help fund additional services. He asked the alderman in the area to provide a statement.

Ald. Yancy expressed his support of the SSA and detailed some ways that the SSA would improve the lives of his residents and that some programs would help community members that have been disadvantaged. He also stated that the SSA would help mitigate the lack of investment in the South Shore area.

Chairman Villegas requested a comment from DPD

Mark Roschen explained the financial information behind the reconstitution of SSA No. 42, that the tax levy would increase to 2% and that the SSA period will be extended 15 years through 2038.

PUBLIC COMMENT

1. Tanya Trice spoke on O2024-0012329
2. Michael Young Bey spoke on miscellaneous matters

3. Reverend Jevon Moore spoke on O2024-0012329
4. Leonard Muhammad spoke on miscellaneous matters
5. George Blakemore spoke on O2024-0012329
6. Amina Kareem spoke on O2024-0012329
7. Michelle Barksdale spoke on O2024-0012329
8. Edie Moore spoke on miscellaneous matters
9. Julia Perkins spoke on O2024-0012329

ITEM 3

3. Public Hearing regarding Special Service Area No.42, 71st ST-Stony Island, consisting of Stony Island Ave from 67th St to 73rd St, west side only of Stony Island Ave from 73rd St to 79th St, and 71st St from South Shore Dr to Kimbark Ave, increasing tax levy rate, extending tax levy period from 2024 to 2038

Chairman Villegas opened the floor to any taxpayer or interested person to speak. No-one stepped forward, and the public hearing on SSA #42, that increases the tax levy and extends the SSA period by 15 years, concluded at 12:01 P.M.

MONTHLY REPORT — October 2024

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 10, 2024, the Committee on Economic, Capital, and Technology Development held an in-person public hearing.

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), Mosley (21), Mitchell (7), Chico (10), Lee (11), Gutierrez (14), Tabares (23), Cruz (30), Reilly (42), Mitts (37), Napolitano (41)

With sufficient members present, quorum was established.

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

Cruz (30), Hall (6), Tabares (23), Mitts (37), Napolitano (41) Committee member Mosley motioned to allow Ald. Cruz, Hall, Tabares, Mitts, and Napolitano to participate remotely, which passed without objection by the same roll call vote that was applied to determine quorum.

Chairman Villegas noted that no written comments were received.

Chairman Villegas noted that the hearing was being held pursuant to requirements of state of Illinois special tax law and explained this hearing was for the establishment of new SSA No. 76-2024. He spoke

on the benefits of the SSA and how it will help fund additional services. He asked the alderman in the area to provide a statement.

Ald. Reilly spoke in support of the SSA and stated that he has seen the corridor take a serious interest in the SSA and is excited to see more economic development come to his ward.

Mark Roschen stated that DPD wanted to establish a new SSA in this area and has collaborated with organizations in the area. The Magnificent Mile Association is also putting in a bid to become a business improvement district to further improve the business corridor.

PUBLIC COMMENT

1. Lee Gollub spoke on O2024-0012329
2. George Blakemore spoke on miscellaneous matters
3. Jennifer Hesser spoke on O2024-0012329
4. Bradley Borowick spoke on O2024-0012329
5. Michael Young Bey spoke on O2024-0012329

ITEM 4

4. Public Hearing establishing Special Service Area No. 76, tax levy, 2024 and 2025 appropriation for both sides of Michigan Ave from Oak St southward to Chicago River.

Chairman Villegas concluded the public hearing, on SSA #76-2024 that established a new SSA in the Michigan Ave area, at 12:22 P.M.

MONTHLY REPORT — October 2024

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On Thursday, October 10, 2024, the Committee on Economic, Capital, and Technology Development held an in-person public hearing.

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), Mosley (21), Mitchell (7), Chico (10), Lee (11), Gutierrez (14), Waguespack (32), Mitts (37), Napolitano (41), Reilly (42), Manaa-Hoppenworth (48).

With sufficient members present, quorum was established.

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

Cruz (30), Tabares (23), Mitts (37), Hall (6), and Napolitano (41). Committee member Lee motioned to allow Ald. Cruz, Tabares, Mitts, Hall, and Napolitano to participate remotely, which passed without objection by the same roll call that was applied to determine quorum.

Chairman Villegas noted that no written comments were received.

Chairman Villegas stated that the hearing was being held pursuant to requirements of state of Illinois special tax law and explained the hearing was for the establishment of new SSA No. 81. He spoke on the benefits of the SSA and how it would help fund additional services. He asked the alderman in the area to provide a statement.

Vice-Chair Mosley urged the institution of this SSA because of the need for additional sanitation services, the need to further the progress that has been occurring in his ward. He stated that his residents have been picking up the slack for the neighborhood and were tired of doing work that they feel should be done by the city, and this is why they need this SSA.

Mark Roschen confirmed this new SSA was formed due to the requests of residents in the area. DPD notified and received feedback from the resident and from the Greater Auburn Gresham Development Corporation. This SSA met all DPD requirements, and he asked the committee to vote to institute this SSA.

Chairman Villegas opened the floor to any taxpayer or interested party to speak.

PUBLIC COMMENT

1. Gerald Griffin spoke on O2024-0012329
2. Jerry Mcghee spoke on O2024-0012329
3. Darcy Rochelle Carter spoke on O2024-0012329
4. Bonita Cathy spoke on O2024-0012329
5. Carlos Nelson spoke on O2024-0012329
6. Kenny Doss spoke on O2024-0012329
7. George Blakemore spoke on miscellaneous matters
8. Kaeim Anderson spoke on O2024-0012329
9. Gerald/Franky Griffin spoke on miscellaneous matters
10. Francine Dillard spoke on O2024-0012329

ITEM 5

5. Public Hearing on establishment of Special Service Area No. 81, special service tax levy for 2024 through 2033 for area bounded by W 83rd St, S Lafayette Ave, S Vincennes Ave and W 89th Place, including railroad right-of-way between W 89th Pl south and S Vincennes Ave on North.

Chairman Villegas concluded the public hearing, that established a new SSA #81 in the Auburn Gresham area, at 1:07 P.M.

MONTHLY REPORT — October 2024

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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), Mosley (21), Hall(6), Chico (10), Lee (11), Gutierrez (14), Tabares (23), Cruz (30), Waguespack (32), Mitts (37), Napolitano (41), Manaa-Hoppenworth (48).

With sufficient members present, quorum was established.

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

Tabares (23), Cruz (30), Napolitano (41) Hall (6), Committee member Lee motioned to allow Ald. Yancy and Moore to participate remotely, which passed without objection by the same roll call that was applied to determine quorum.

Chairman Villegas noted that no written comments were received.

Chairman Villegas stated that the hearing was being held pursuant to requirements of state of Illinois special tax law and explained the hearing was for the establishment of new SSA No. 82. He spoke on the benefits of the SSA and how it would help fund additional services. He asked the alderman in the area to provide a statement.

Ethan Brady, Chief of Staff to Ald. Brian Hopkins, stated that Ald. Hopkins was in full support of the institution of the SSA because of a desire from his residents and stakeholders in the area to have an increase in assistance to help with public safety and public sanitation concerns in the area.

Chairman Villegas requested a comment from the Department of Planning and Development.

Mark Roschen explained the details and boundaries of the SSA application, that department's communication with the Division Street Merchant Association and the request for assistance with public health and safety, and economic growth matters.

Chairman Villegas opened up the floor to any taxpayer or interested party to make a comment on this issue.

PUBLIC COMMENT

1. Chris Ryan spoke on O2024-0012329
2. Arthur Homer spoke on O2024-0012329
3. Mel Jones spoke on O2024-0012329
4. Lynn Mckeaney spoke on O2024-0012329
5. Chris Kellas spoke on O2024-0012329
6. George Blakemore spoke on miscellaneous matters

7. Stephen Cin spoke on O2024-0012329
8. Darcy Rochelle Carter spoke on miscellaneous matters

ITEM 6

6. Public Hearing for the establishment of Special Service Area No. 82, special service tax levy for years through 2024 and 2033 on both sides of Division Street from Clark Street on the west to State Street on the east

Chairman Villegas concluded the public hearing, to establish new SSA #82, at 1:41 P.M.

On **Tuesday, October 29, 2024**, 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: Alderpersons Villegas (36), Mosley (21), La Spata (1), Chico (10), Lee (11), Gutierrez (14), Tabares (23), Cruz (30), Cardona (31), Waguespack, (32), Mitts (37), Reilly (42), Manaa-Hoppenworth (48).

With sufficient members present, quorum was established.

Under Rule 59, the following City Council members requested to participate remotely:

Mitts (37) & Curtis (18). *Ald. Cardona motioned to allow Alds. Mitts and Curtis to participate remotely, which passed without objection by the same roll call vote that was applied to determine quorum.*

Chairman Villegas noted that a few written comments were received and shared with members.

PUBLIC COMMENT

1. Cecilia Butler spoke in opposition to O2024-0012500
2. Ted Stalnos spoke in support of O2024-0013091
3. Oscar Sanchez spoke in opposition to O2024-0013091
4. Amalia Nieto Gomez spoke in opposition to O2024-0013091

5. Coach Strong spoke in opposition to O2024-0013091
6. Cesar Santoy spoke in support of O2024-0013091
7. Tiwon Sims spoke on miscellaneous matters
8. Mari Rodriguez spoke on miscellaneous matters
9. Ruben Gil spoke in support of O2024-0013091
10. Jessica Jackson spoke on miscellaneous matters
11. George Blakemore spoke on miscellaneous matters
12. Deanna Burrell spoke on miscellaneous matters
13. Katia Balba spoke in opposition to O2024-0013091
14. Juan Sandoval spoke in support of O2024-0013091
15. Jorge Perez spoke in support of O2024-0013091

ITEM 1

Item 1 on the agenda was a reappointment to a Special Service Areas that was heard and voted on.

The following appointment was considered:

1. A2024-0013067 Reappointment of Juliana Montebello-Roman as member of Special Service Area No. 17, Central Lakeview Commission

- *Chairman Villegas noted that Mark Roschen, Assistant Commissioner at the Department of Planning and Development, was available to answer any questions.*
- *Chairman Villegas noted that the ECTD team had received indications of support or non-objection, for the reappointment, from the following City Council members associated with the Special Service Area:*

Alderspersons Clay & Lawson

- *Chairman Villegas asked Committee members if they would like to make a statement or ask any questions.*
- *Chairman Villegas noted the re-appointee was unable to appear at the meeting, but he supported the reappointment.*
- *Ald. Mosley motioned to recommend approval of the reappointment.*
- *The item passed without objection by the same roll call vote applied to determine quorum, and Chairman Villegas stated that the do-pass recommendations would be reported out at following City Council meeting.*

ITEMS 2-9

Items 2-9 on the agenda were a series of ordinances regarding the scope of services, budget, tax levy, and service provider for various Special Service Areas.

2. O2024-0013040 Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 4, 95th Street Commission

3. O2024-0013042 Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 23, Clark Street-Lincoln Park

4. **O2024-0013043** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 35- 2015, Lincoln Avenue
5. **O2024-0013044** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 47, Cottage Grove/47th Street
6. **O2024-0013045** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 55, 111th Street/Kedzie
7. **O2024-0013046** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 56- 2022, Bronzeville
8. **O2024-0013048** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 73, Chinatown.
9. **O2024-0013049** Scope of services, budget, tax levy and service provider agreement for Special Service Area No. 31, Greater Ravenswood

- *Chairman Villegas noted that Mark Roschen, Assistant Commissioner at the Department of Planning and Development, was available to answer any questions. Mr. Roschen spoke in general about the eight SSA's that were being considered for final approval.*
- *Ald. La Spata motioned to recommend approval of the SSA budgets.*
- *The items passed without objection by the same roll call vote applied to determine quorum, and Chairman Villegas stated that the do-pass recommendations would be reported out at the following City Council meeting.*

ITEMS 10-38

Items 10-38 are directly introduced ordinances regarding the scope of services, budget, tax levy, and service provider agreements for various Special Service Areas.

10. **O2024-0013391** Scope of services, budget and management agreement for Special Service Area No. 2, Belmont-Central (Year 2025)
11. **O2024-0013486** Scope of services, budget and management agreement for Special Service Area No. 3, 63rd. Street
12. **O2024-0013472** Scope of services, budget and management agreement for Special Service Area No. 5 Commercial Ave (Year 2025)
13. **O2024-0013406** Scope of services, budget and management agreement for Special Service Area No. 7 Kedzie Industrial Park (Year 2025)
14. **O2024-0013490** Scope of services, budget and management agreement for Special Service Area No. 8, Lake View East (Year 2025)

- 15. O2024-0013420** Scope of services, budget and management agreement for Special Service Area No. 10, Back of the Yards (Year 2025)
- 16. O2024-0013421** Scope of services, budget and management agreement for Special Service Area No. 13, Stockyards (Year 2025)
- 17. O2024-0013491** Scope of services, budget and management agreement for Special Service Area No. 16, Greektown (Year 2025)
- 18. O2024-0013492** Scope of services, budget and management agreement for Special Service Area No. 18, North Halsted Street (Year 2025)
- 19. O2024-0013422** Scope of services, budget and management agreement for Special Service Area No. 22, Andersonville (Year 2025)
- 20. O2024-0013408** Scope of services, budget and management agreement for Special Service Area No. 26, Broadway (Year 2025)
- 21. O2024-0013474** Scope of services, budget and management agreement and amendment to 2024 service provider agreement and budget for Special Service Area No. 27, West Lakeview
- 22. O2024-0013475** Scope of services, budget and management agreement for Special Service Area No. 28-2014, Six Corners
- 23. O2024-0013487** Scope of services, budget and management agreement for Special Service Area No. 29-2014, West Town (Year 2025)
- 24. O2024-0013468** Establishment of Special Service Area No. 32-2024, Auburn Gresham, approval of the 2025 budget and imposition of the 2024 tax rate and levy
- 25. O2024-0013423** Scope of services, budget and management agreement for Special Service Area No. 34, Uptown (Year 2025)
- 26. O2024-0013410** Scope of services, budget and management agreement for Special Service Area No.38, North Center (Year 2025)
- 27. O2024-0013424** Scope of services, budget and management agreement for Special Service Area No. 39, Brighton/Archer (Year 2025)
- 28. O2024-0013411** Scope of services, budget and management agreement for Special Service Area No. 42, 71st -Stony Island (Year 2025)
- 29. O2024-0013469** Scope of services, budget and management agreement for Special Service Area No. 45, 103rd /Halsted Street (Year 2025)
- 30. O2024-0013489** Scope of services, budget and management agreement for Special Service Area No. 59-2022, 59th Street (Year 2025)
- 31. O2024-0013476** Scope of services, budget and management agreement for Special Service Area No.61-2023, Hyde Park (Year 2025)
- 32. O2024-0013412** Scope of services, budget and management agreement for Special Service Area No. 62, Sauganash (Year 2025)

33. O2024-0013413 Scope of services, budget and management agreement for Special Service Area No.69, Ashland/95th Street (Year 2025)

34. O2024-0013493 Establishment of Special Service Area, No. 76-2024, North Michigan Avenue, approval of the 2025 budget and imposition of the 2024 tax rate and levy

35. O2024-0013470 Scope of services, budget and management agreement for Special Service Area No. 79, Lawrence/Pulaski/Elston (Year 2025)

36. O2024-0013494 Scope of services, budget and management agreement for Special Service Area No. 80, Englewood (Year 2025)

37. O2024-0013416 Establishment of Special Service Area No. 81, 87th Street Business Corridor, approval of the 2025 budget and imposition of the 2024 tax rate and levy

38. O2024-0013419 Establishment of Special Service Area No. 82, Division/Dearborn, approval of the 2025 budget and imposition of the 2024 tax rate and levy

- *Chairman Villegas noted that Mark Roschen, Assistant Commissioner at the Department of Planning and Development, was available to answer any questions.*
- *Mr. Roschen spoke in general about the 27 SSA's that were being considered for final approval.*
- *Ald. Lee motioned to pass the ordinances collectively.*
- *The items passed without objection by the same roll call vote applied to determine quorum, and Chairman Villegas stated that the do-pass recommendations would be reported out at the following City Council meeting.*

ITEMS 39-41

Items 39-41 are tax incentive ordinances.

39. O2024-0013091 Support of Class 8 MICRO property tax incentive for former U.S. Steel mill located in 7th and 10th Wards and amendment of Municipal Code Chapters 2-8 and 2-45 to waive various fees for Class 8 MICRO projects

William Jeffries Managing Deputy Commissioner of the Department of Planning & Development presented the development proposal and spoke on the Class 8 MICRO property tax incentive. The proposed ordinance supports the development of a quantum computer campus and the Illinois Quantum and Microelectronics Park. The project would re-establish South Works as a center of industry and as the global hub of quantum computing. The initial development is the 128-acre Illinois Quantum Microelectronics Park which includes an industrial scale cryogenic plant and a shared-use cryogenic facility that will serve all users. A 550,000 square foot Psi Quantum facility will develop the first useful quantum computer in the United States. Subsequent phases are expected to attract other quantum computer users. Returning the property back to productive use will result in \$140 million in new property taxes.

Ald. Mitchell & Chico provided letters of support and spoke in support of the tax incentive ordinance.

Ald. Waguespack asked how many Class 8's are in the city (one). He inquired how future fee waivers for the site would be reviewed (by DPD). He asked what other incentives are contemplated for the site (County will provide \$5 million, which the City will match; no TIF will be utilized). Per the developer, Psi Quantum

would take up 7% of the total site. Ald. asked if further environmental remediation is needed (none that is known).

Ald. La Spata asked about the previous development proposals and what was learned from the failed proposal (Tim Jeffries described the previous proposals that never came to fruition). He inquired if the tax incentive vote pertained to a development framework rather than a specific business (correct).

Chairman Villegas asked the City's environmental commissioner if she wanted to address potential environmental issues with the site. The commissioner stated that there are potential environmental concerns, but the City's Dept. of Environment would work with the developer to address.

Ald. Manaa-Hoppenworth stated that she was excited about the project and supports it. She asked about the potential jobs pipeline once the development is fully underway. Related Midwest will work with the general contractor to do outreach about future jobs. They also will work to provide apprenticeship opportunities.

Ald. Mitchell addressed an Ald. Manaa-Hoppenworth question about potential displacement. He stated that approximately 2000 parcels in his ward are vacant. He believes the project will lead to the development of many of the parcels.

Ald. Cardona stated that he supports the tax incentive to bring the development into the site. He asked about the differences between the Class 8 and the other tax incentives. He asked who thought of using the Class 8 (City and County). He expressed that he is very supportive of the use of Class 8 for this project.

Ald. Lee stated that she is excited about the project. She asked when the Psi Quantum proposal would go to the Plan Commission (within the next month or two). She asked about the power requirements for the project (ComEd representative stated that they are working to have a substation on campus to serve the needs of the tenants). She asked if there have been any talks about community benefits agreement for this project (work with local schools to create training & apprenticeships).

Ald. Curtis asked if environmental remediation had taken place (yes, it was done in 1983). He asked how many acres of the site will be used (128 acres in the first IQMP phase). Ald. Curtis stated it was a very exciting project for the City and he supported it wholeheartedly.

Chairman Villegas asked if this project would fall under the MBE/WBE City requirements (not the portion overseen by the State of Illinois). A Related Midwest representative stated that they have a strong track record of addressing MBE/WBE requirements and will work with the general contractor Clayco to accomplish this.

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

Ald. Waguespack presided over the hearing of the next two items.

40. O2024-0012500 Support of Class 6(b) tax incentive for property at 4655 W Arthington Street

Antionette Maxwell, Financial Planning Analyst for the Dept. of Planning & Development, presented the development proposal and 6(b) tax incentive details. The project would maintain 45 jobs and create 80 to 100 new jobs over 24 months.

Ald. Scott provided a letter of support for the tax incentive ordinance.

Ald. Manaa-Hoppenworth moved to pass the ordinance, and it passed by the same roll call vote applied to determine quorum.

41. O2024-0011005 Support of Class C tax incentive for property at 801 W Belmont Ave, 809 W Belmont Ave, 811 W Belmont Ave, 813 W Belmont Ave, 817 W Belmont Ave, 819 W Belmont Ave, 829 W Belmont, 3170 N Clark St, 3169 N Clark St, 3158 N Halsted St, 3179 N Halsted Street

Robert Bumpers, Financial Planning Analyst for the Dept. of Planning & Development, presented the development proposal and Class C tax incentive details. The project created 250 construction jobs and the building tenants will be providing an estimated 162 additional jobs.

Ald. Lawson provided a letter of support for the tax incentive ordinance.

Ald. La Spata moved to pass the ordinance, and it passed by the same roll call vote applied to determine quorum.

There being no further business, Ald. La Spata motioned to adjourn the meeting, and it passed, without objection, and the meeting was adjourned.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'Gilbert Villegas', with a stylized flourish at the end.

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