



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: October 6, 2025

COMMITTEE ON FINANCE MONTHLY RULE 45 REPORT September 2025

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

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

On September 15, 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 September 15, 2025 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1) - REMOTE, Hopkins (2), Hall (6), Mitchell (7), Harris (8) - REMOTE, Beale (9) - REMOTE, Lee (11), Ramirez (12), Quinn (13), Lopez (15), Moore (17) - REMOTE, Curtis (18), O'Shea (19), Taylor (20), Mosley (21), Scott (24), Sigcho-Lopez (25), Ervin (28), Taliaferro (29), Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Quezada (35), Mitts (37) - REMOTE, Sposato (38), Vasquez (40) - REMOTE, Reilly (42), Knudsen (43), and Martin (47).

The following member(s) were not present at the September 15, 2025 Committee on Finance meeting: Rodriguez (22), Villegas (36), and Silverstein (50).

The following non-members were present at the September 15, 2025 Committee on Finance meeting: Yancy (5), Manaa-Hoppenworth (48).

On September 15th 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 La Spata, Harris, Beale, Moore, Villegas, and Mitts. The motion was made by Alderman Lee and with no objections was so ordered. A subsequent Rule 59 motion to allow remote participation for Committee member Vasquez was made by Alderman Rodriguez Sanchez. 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: Wallace "Gator" Bradley, Mark Hopkins, George Blakemore, Ward Miller, and Thomas McEllroy. 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 (11) eleven items of which (9) nine were passed

- **Jully and August 2025 Rule 45 Reports** which passed the committee on a motion made by Alderman Ervin.

INTRODUCED BY DIRECT INTRODUCTION DURING THE SEPTEMBER 15, 2025 COMMITTEE ON FINANCE MEETING

- **A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the months of July 2025 and August 2025 (F2025-0019554)**
 - **Item number 1 on the agenda was placed on file.**
- **Four (4) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:**
- **Danielle Young v. City of Chicago, Case No. 2023 L 6688 (Or2025-0019542)**

Amount: \$125,000

- **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 Conway. The item passed by a voice vote of all members present, with the exception of Alderman Lopez who voted no on the item.

PASS COMMITTEE 9/15/25

PASS CITY COUNCIL 9/25/25 – with the exception of Alderman Lopez who voted no on the item

- **Vincent Miller v. Danny Mei and the City of Chicago, Case No. 23 L 7130 (Or2025-0019543)**

Amount: \$350,000

- **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 Hopkins. The item passed by a voice vote of all members present.

PASS COMMITTEE 9/15/25

PASS CITY COUNCIL 9/25/25

- **Jerome Tillis v. City of Chicago, Shawn Howd and Layette Fountain, Case No. 22 L 5089 (Or2025-0019546)**

Amount: \$350,000

- **Item number 2 (c)** on the agenda, explained by Margaret Mendenhall Casey, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman Conway. The item passed by a voice vote of all members present, with the exception of Aldermen Sposato, Lopez, Cardona, and Quinn who voted no on the item.

PASS COMMITTEE 9/15/25

PASS CITY COUNCIL 9/15/25 – with the exception of Aldermen Sposato, Lopez, Cardona and Quinn

- **In Re: former Sgt. Ronald Watts (Northern District of Illinois) (Or2025-0019547)**

Amount: \$90,000,000

- **Item number 2 (d)** on the agenda, explained by Victoria Benson, Deputy Corporation Counsel from the Department of Law. Motion do pass was made by Alderman O'Shea. The item passed by a voice vote of all members present.

PASS COMMITTEE 9/15/25

PASS CITY COUNCIL 9/25/25

- **A proposed order authorizing the payment of various small claims against the City of Chicago (Direct Introduction) (SOr202-0019553)**

- o Item number 7 on the agenda was placed on the omnibus with no objection from the committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 9/25/25

- **A proposed order denying the payment of various small claims against the City of Chicago (Direct Introduction) (SCL2025-0019552)**

- o Item number 8 on the agenda was placed on the omnibus with no objection from the committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 9/25/25

- **One (1) proposed orders authorizing Charitable Solicitation on the Public Way (Tag Day) permits (F2025-0019548)**

**A. The Salvation Army North and Central Illinois Division
Citywide
November 1, 2025 to December 24, 2025**

- o Item number 9 on the agenda was placed on the omnibus with no objection from the Committee.

PLACED ON THE OMNIBUS IN CITY COUNCIL 9/25/25

INTRODUCED DURING THE JULY 16, 2025 CITY COUNCIL MEETING

- **A substitute ordinance authorizing the issuance of Tax Increment Financing (TIF) assistance to Field Building Revitalization Partners, LLC for the adaptive reuse of the building located at 135 S. LaSalle Street in the 34th Ward (SO2025-0018762)** **Amount not to exceed: \$98,000,000. TIF**

- o **Item number 3** on the agenda was explained by Ryan Slattery, Financial Planning Analyst from the Department of Housing. A motion to accept the substitute was made by Alderman Ervin. Motion do pass was made by Alderman Sigcho Lopez. The item passed by a voice vote of all members present.

SUBSTITUTE IN COMMITTEE 9/15/25
PASS COMMITTEE 9/15/25
PASS CITY COUNCIL 9/25/25

- **A substitute ordinance approving the execution of a Redevelopment Agreement and issuance of Tax Increment Financing (TIF) funds to 105 Adams Development LLC for improvements at the Clark Adams Building located at 105 W. Adams Street in the 34th Ward (SO2025-0018754)**
Amount not to exceed: \$67,500,000. TIF
 - **Item number 4** on the agenda was explained by Michael Carey, Financial Planning Analyst from the Department of Planning and Development. A motion to accept the substitute was made by Alderman Cardona. Motion do pass was made by Alderman Cardona. The item passed by a voice vote of all members present.

SUBSTITUTE IN COMMITTEE 9/15/25
PASS COMMITTEE 9/15/25
PASS CITY COUNCIL 9/25/25

- **An ordinance approving the execution of a Redevelopment Agreement and issuance of Tax Increment Financing (TIF) funds to After School Matters, Inc. for the renovation of 1065 N. Orleans Street into the After School Matters Orleans Teen Center in the 27th Ward (O2025-0018758)**
Amount not to exceed: \$5,000,000. TIF
 - **Item number 5** on the agenda was explained by Michael Carey, Financial Planning Analyst from the Department of Planning and Development. Motion do pass made by Alderman Ervin. The item passed by a voice vote of all members present.

SUBSTITUTE IN COMMITTEE 9/15/25
PASS COMMITTEE 9/15/25
PASS CITY COUNCIL 9/25/25

- **An ordinance approving the execution of a Redevelopment Agreement and issuance of Tax Increment Financing (TIF) funds to Steep Theatre Company for renovation and construction of a new theater venue and community space located at 5300-5318 N. Kenmore Avenue in the 48th Ward (O2025-0018748)**
Amount not to exceed: \$3,868,535. TIF
 - **Item number 6** on the agenda was explained by Robert Bumpers, Deputy Commissioner, Department of Planning and Development. Motion do pass made by Alderman Quinn. The item passed by a voice vote of all members present.

PASS COMMITTEE 9/15/25
PASS CITY COUNCIL 9/25/25

- **An ordinance, introduced by Alderwoman Jeanette Taylor – 20th Ward, amending Title 5 of the Municipal Code by adding new Chapter 5-25, Senior Bill of Rights. (O2025-0018701)**

- o **Item number 10** on the agenda was re-referred to a Joint Committee on Housing and Real Estate and Committee on Budget and Government Operations on a motion made by Alderman Quezada.
- **A substitute resolution, introduced by Alderman Pat Dowell – 3rd Ward, calling for a subject matter hearing on the current state of Chicago’s pension systems. (SR2025-0018764)**
 - o **Item number 11** on the agenda was held in committee

A complete recap of the meeting can be found at <https://vimeo.com/1118205995>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Sposato moved to adjourn. The Committee on Finance meeting adjourned at 12:38 pm.

Respectfully submitted by:



**Pat Dowell, Chairman
Committee on Finance**