



ALDERMAN, 36TH WARD
6560 WEST FULLERTON AVENUE
UNIT # C118 - SUITE A
CHICAGO, ILLINOIS 60607
WARD36@CITYOFCHICAGO.ORG
(773) 745-4636

GILBERT VILLEGAS

CITY COUNCIL
CITY OF CHICAGO

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

COMMITTEE CHAIRMAN
ECONOMIC, CAPITAL, AND TECHNOLOGY DEVELOPMENT
COMMITTEE VICE CHAIRMAN
COMMITTEES AND RULES
COMMITTEE MEMBERSHIPS
ZONING, LANDMARKS, AND BUILDING STANDARDS

BUDGET AND GOVERNMENT OPERATIONS

CONTRACTING OVERSIGHT AND EQUALITY

LICENSE AND CONSUMER PROTECTION

WORKFORCE DEVELOPMENT

AVIATION

FINANCE

Corrected to REFLECT IN-Person MEETING
MONTHLY REPORT — NOVEMBER 2022

Pursuant to Rule 45 of the City Council Rules of Order, the **Committee on Economic, Capital, and Technology Development** submits the following Monthly Report for **November 2022**:

COMMITTEE MEETING HELD ON November 10, 2022

On Thursday, November 10, 2022, the Committee on Economic, Capital, and Technology Development held an in-person meeting pursuant to applicable law.

Chairman Villegas called the meeting to order at 1:16 PM CT.

Roll Call

The following members of the Committee were present as determined during roll call, Aldermen: Villegas, Mitchell, Harris, Lopez, Curtis, Burnett, Reboyras, Sposato, Vasquez, Tunney, Hadden, with 11 members present, quorum was established.

Public Comment

No public comment.

Items 1-7

Items 1-7 on the agenda were a series of reappointments and appointments to various Special Service Areas that were voted on collectively, with the exception of item 4 which was subsequently heard and voted on. They were:

- A2022-149** Reappointment of Wallace S. Anderson as member of Special Service Area No. 24, Clark Street Commission
- A2022-150** Reappointment of Ilesa Duncan as member of Special Service Area No. 24, Clark Street Commission

- A2022-151** Reappointment of Alan J. Goldberg as member of Special Service Area No. 24, Clark Street Commission
- A2022-153** Appointment of Saidah Johnson as member of Special Service Area No. 52-2021, 51st Street
- A2022-154** Appointment of Domini Gambel as member of Special Service Area No. 69, 95th/Ashland Commission
- A2022-155** Appointment of Pam Farley as member of Special Service Area No. 75, Oak Street Commission

- *Chairman Villegas stated that due to time constraints and other Committee meetings, instead of having appointees come in, he contacted all Appointees for a brief conversation on their appointments and was in support. Additionally, all associated Aldermen provided email responses of their approvals.*
- *Chairman Villegas asked for a motion to recommend approval of the appointments and reappointments by the same roll call vote as was applied to determine quorum.*
 - *Alderman Curtis so moved; the items passed without objection and Chairman Villegas stated that the do-pass recommendation would be reported out at the following City Council meeting.*

Item 4

Item 4 on the agenda was an appointment to a Special Service Area.

- SA2022-152** Appointment of Julian Kidd as member of Special Service Area No. 45, 103rd Halsted Commission

- *Chairman Villegas stated that due to an error in the description within the original letter, a Substitute Appointment Letter was introduced to the Committee. He noted that all members of the Committee should have received a copy of the letter electronically.*
 - *Chairman Villegas asked for a motion to accept the Substitute Appointment Letter appointing Julian Kidd as member of Special Service Area No. 45, 103rd Halsted Commission, located in the 34th Ward.*
 - *Alderman Tunney so moved.*
- *Chairman Villegas asked for a motion for passage of the Substitute Appointment.*
 - *Vice Chair Mitchell so moved; Chairman Villegas stated that the do-pass recommendation would be reported out at the following City Council meeting.*
- *Chairman Villegas congratulated the reappointees and appointees. He stated that they would be notified of their successful appointments shortly.*

Items 8 - 37

Items 8 through 37 on the agenda were a series of ordinances on tax levy, scope of services, budget and management agreements, to various Special Service Areas which were introduced by Mayor Lightfoot during the October 26, 2022 City Council meeting. The following were heard;

- O2022-3380** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 3, 63rd St
- O2022-3381** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 4, 95th Street
- O2022-3382** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 5, Commercial Avenue
- O2022-3383** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 10, Back of the Yards
- O2022-3384** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 13, Stockyards
- O2022-3385** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 16, Greektown/Halsted
- O2022-3386** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 18, North Halsted
- O2022-3387** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 19, Howard Street
- O2022-3388** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 79, Lawrence/Pulaski/Elston
- O2022-3389** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 21-2016, Lincoln Square
- O2022-3390** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 25, Little Village
- O2022-3391** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 26, Broadway
- O2022-3392** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 31, Greater Ravenswood
- O2022-3393** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 34, Uptown
- O2022-3394** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 38, Northcenter
- O2022-3395** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 44, 103rd Street/Beverly

- O2022-3396** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 45, 103rd/Halsted
- O2022-3397** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 54, Sheridan Road
- O2022-3398** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 55, 111th/Kedzie
- O2022-3399** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 60, Albany Park
- O2022-3400** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 61, Hyde Park
- O2022-3401** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 64, Walden Parkway
- O2022-3402** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 69, 95th/Ashland
- O2022-3403** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 71, Roseland
- O2022-3404** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 75, Oak Street
- O2022-3552** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 7, Kedzie Industrial Tract
- O2022-3553** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 32, Auburn Gresham/79th St
- O2022-3554** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 43, Devon Avenue
- O2022-3555** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 39, Brighton Park-Archer Heights
- O2022-3556** Tax levy, scope of services, budget and service provider agreement for Special Service Area No. 51, Chatham Cottage Grove

- *Chairman Villegas stated that Mary O'Connor, Deputy Commissioner at the Department of Planning and Development, along with her team, Karen Forte, Fariduddin Muhammad, Oneida Pate and Souad Timatyos were available to answer any questions and to provide the Committee with testimony as to the Department of Planning and Development's SSA budget review process with OBM and Law, and practices related to Aldermanic notification.*
- *Deputy Commissioner, Mary O'Connor stated that she wanted to provide insight and context into the SSA budget review process. She noted the following:*
 - *There are currently 56 SSAs in Chicago.*

- On the agenda were 30 annual SSA budget ordinances for 2023. The budgets were originally developed by the local commissions for each SSA, composed of businesses and property owners.
- SSA Providers are advised to brief associated Alderpersons related to the budgets and activities expected. DPD also sends out emails to Alderpersons requesting a reply and later follows up with unresponsive Aldermen.
 - All SSA budget plans were reviewed and approved by the Office of Budget Management and the Department of Law.
 - DPD noted any comments raised by OBM or the law department to ensure expenses and activities in the budget were reasonable and in compliance with State statute and DPD policy.
 - DPD staff then works with local service providers to ensure that all comments raised by OBM in law are addressed or clarified prior to preparing a budget or new for introduction.
 - Once approved and granted by OBM and Law, ordinances are prepared for introduction at City Council.
 - At that time affected Aldermen were notified and provided a copy of the final budget, work plan, introduction date, and anticipated Committee dates.
 - DPD allows the opportunity for questions, comments, and concerns regarding the annual budget recommendation.
 - In order to receive funding each SSA budget ordinance must be introduced and approved by City Council by the end of the year.
 - The final step is recording each approved Ordinance with the Cook County recorder of deeds and the Cook County Clerk by the last Tuesday of the year as required by State statute.
 - The penalty for failing to meet these requirements is no SSA tax levy and related tax collections for the upcoming budget year.
- Deputy Commissioner O'Connor stated that she appreciated the Committee's oversight during this process and requested their support.
- Chairman Villegas asked if any members of the Committee had any questions or wanted to make a statement.
 - Alderman Lopez asked a question regarding item #8 on the agenda, 63rd street, since neither he nor Alderman Moore heard from the Southwest Development Corporation, and wanted to know how DPD was encouraging people to be in contact with local Alderman.
 - Deputy Commissioner O'Connor responded stating that they have a form that service providers are asked to complete saying they have met with the Alderperson and reviewed the budget. She also noted that in this case, the service provider had stated that they had met with Alderman Moore and reviewed the budget, however when it got back to Alderman Moore, they found that he had not yet met with them. DPD then reached out to the service provider to follow up, and they met with Alderman Moore that morning.

- *Alderman Lopez then stated that DPD should follow up with Alderman Moore again because neither he nor Alderman Moore received notice.*
 - *Deputy Commissioner O'Connor responded stating that the service provider met with Alderman Moore that morning and received a confirmation from the Alderman via text.*
- *Alderman Lopez flagged that this case was not unique because there were other SSA's listed on the agenda that he did not receive notice of either. He also stated that given the fact that this seems to be a recurring issue perhaps there should be a re-evaluation of the process in order to avoid intentional lying or omitting certain parts of the form to speed up the process.*
 - *Deputy Commissioner O'Connor stated that given that this is flagged, there will be more careful monitoring.*
- *Alderman Lopez asked when the budgets have to be approved.*
 - *Deputy Commissioner O'Connor stated that they must be approved by December 27th.*
- *Alderman Lopez asked if the budgets are held this month while awaiting an explanation if there will be an opportunity to pass them on time.*
 - *Deputy Commissioner O'Connor responded "yes".*
- *Chairman Villegas stated that whoever is leading efforts on this should double-check given that they are required to pass the budget by the end of the year and the Aldermen need the opportunity to provide input and approve their budgets.*
 - *Alderman Lopez requested that items 8, 11, 12, and 36 be held until the answers of communication are resolved.*
- *Chairman Villegas asked for a motion to recommend passage of the items by the same roll call vote as was applied to determine quorum.*
 - *Alderman Lopez so moved. The items passed without objection and Chairman Villegas stated that the do-pass recommendation would be reported out at the following City Council meeting.*

Item 38

Item 38 on the agenda was an ordinance in support of a Class 6(b) tax incentive for property at 4300 S Halsted, 4500 S Halsted and 850 W 46th St - expansion, in the 11th Ward led by Alderwoman Lee which was introduced by Mayor Lightfoot during the September 21, 2022, City Council meeting.

O2022-3005 Approval for issuance of a Class 6(b) tax incentive for property at 4300 S Halsted, 4500 S Halsted and 850 W 45th St - Expansion

- *Chairman Villegas noted that William "Billy" Grams, Financial Planning Analyst at the Department of Planning and Development, was in attendance to present in support of the item and would be available to answer any questions, along with Aaron Lee, Joseph Pilewski, Michael Tenuda and Scot Fairfield.*
 - *Major details provided on the project included:*
 - **Applicant:** CWHFP, LLC (Lakeshore Beverage)

- Chairman Villegas stated that Walsh Construction has worked with public contracts before so they should be well aware of the 26 and 6 requirements.
 - Alderman Lopez asked if the owners were present.
 - Billy Grams responded “no”.
 - Alderman Lopez requested that the “soft commitment” to good faith efforts be put in writing as a community benefits agreement.
 - Aaron Lee stated that he would be glad to put it as a “goal” in writing.
 - Alderman Lopez explicitly stated that he is requesting it be written as a “commitment”, and then stated the difference between a goal and commitment.
 - Aaron Lee stated that he will follow up with his team to get this in writing.
 - Chairman Villegas stated that he will ask that the applicant put its commitments so that they are in line with the Ordinance focused on MBE/WBE utilization.
- Chairman Villegas asked for a motion to recommend passage of this item by the same roll call vote as was applied to determine quorum.
 - Alderman Lopez so moved. The item passed without objection and Chairman Villegas stated that the do-pass recommendation would be reported out at the following City Council meeting.

Item 39

Item 39 on the agenda was an ordinance in support of a Class 6(b) tax incentive for property at 4743 S Talman Ave, in the 15th Ward led by Alderman Lopez which was introduced by Mayor Lightfoot during the September 21, 2022, City Council meeting.

O2022-3007 Approval for issuance of a Class 6(b) tax incentive for property at 4743 S Talman Ave

- Chairman Villegas noted that Tim Jeffries, Deputy Commissioner at the Department of Planning and Development, was here to present in support of the item and would be available to answer any questions.
 - Major details provided on the project included:
 - **Applicant:** Sputnik Coffee
 - **Location:** 4743 S Talman Ave, 15th Ward - Alderman Lopez - Brighton Park Community Area, TIF District - Stevenson/Brighton
 - **DPD Support Reason:**
 1. **Small Businesses / Food Industry:**
 - a. Helps disadvantaged neighborhood
 - b. Helps Small Businesses
 2. **Investment:**
 - a. \$2.9 Million
- Chairman Villegas asked if any members of the Committee had any questions or wanted to make a statement.

- *Alderman Lopez requested that the owners speak on the item.*
 - *Vladimir (Vola) Kagan stated that he is very excited to start the project that is projected to open in early 2023.*
 - *Alderman Lopez stated that he is in full support of this project.*
- *Chairman Villegas asked for a motion to recommend passage of this item by the same roll call vote as was applied to determine quorum. Alderman Lopez so moved. The items passed without objection and Chairman Villegas stated that the do-pass recommendation would be reported out at the following City Council meeting.*

Item 40

Item 40 on the agenda was an ordinance in support of a Class 6(b) tax incentive renewal for industrial facility property at 340 N Sacramento Blvd in the 27th Ward led by Alderman Burnett which was introduced by Mayor Lightfoot during the October 26, 2022, City Council meeting.

O2022-3563 Approval for issuance of a Class 6(b) tax incentive renewal for industrial facility property at 340 N Sacramento Blvd

- *Chairman Villegas noted that Tim Jeffries, Deputy Commissioner at the Department of Planning and Development, was here to present in support of the item and would be available to answer any questions.*
 - *Major details provided on the project included:*
 - **Applicant:** *Martinez Produce and Seafood*
 - **Location:** *340 N. Sacramento Blvd, 27th Ward - Alderman Burnett, East Garfield Park Community Area, Kinzie Industrial Corridor*
 - **DPD Support Reason:**
 1. **Jobs:**
 - a. *Part of strong food center*
 - b. *Improvement of the industrial corridor*
 2. **Investment:**
 - a. *\$242,000*
- *Chairman Villegas thanked Deputy Commissioner Jeffries, and noted that Joseph Shuetz, Teodoro Martinez, and Zach Kafitz were available to answer any questions on behalf of the applicant.*
- *Chairman Villegas asked if Alderman Burnett would like to make a statement at this time.*
 - *Alderman Burnett stated his full support of the project.*
- *Chairman Villegas asked if any members of the Committee had any questions or wanted to make a statement.*
 - *No hands were raised.*
- *Chairman Villegas asked for a motion to recommend passage of this item by the same roll call vote as was applied to determine quorum.*
 - *Alderman Hadden so moved. The items passed without objection and Chairman Villegas stated that the do-pass recommendation would be reported out at the following City Council meeting.*

ADJOURNMENT

There being no further business Chairman Villegas asked for a motion to adjourn by the same roll call as was applied to establish quorum.

Alderman Lopez so moved.

The meeting was adjourned at 2:02 PM CT

The members of the Committee on Economic, Capital, and Technology Development in attendance included: Aldermen Villegas (36), Mitchell (7), Harris (8), Lopez (15), Curtis (18), Burnett (27), Reboyras (30), Sposato (38), Vasquez (40), Tunney (44), Hadden (49)

Non-members of the Committee in attendance included:
Lee (11)

SSA PUBLIC HEARINGS HELD ON NOVEMBER 14, 2022

Transcripts to be shared upon court reporter completion.

SSA PUBLIC HEARINGS HELD ON NOVEMBER 15, 2022

Transcripts to be shared upon court reporter completion.

Respectfully submitted by
Sergio Navarrete
Gianna Muñoz
For the Committee on Economic, Capital, and Technology Development