



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 6, 2023

## COMMITTEE ON FINANCE MONTHLY RULE 45 REPORT OCTOBER 2023

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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 October 2023.

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

On October 2, 2023, 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 October 2, 2023 Committee on Finance meeting: Chairman Dowell (3), Vice-Chairman Conway (34), La Spata (1), Hopkins (2), Hall (6), Mitchell (7) - Remote, Harris (8), Lee (11), Ramirez (12), Quinn (13), Curtis (18), Taylor (20), Rodriguez (22), Scott (24), Sigcho-Lopez (25), Burnett (27), Ervin (28), Taliaferro (29), Cardona (31), Waguespack (32), Ramirez Rosa (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 October 2, 2023 Committee on Finance meeting: Beale (9), Lopez (15), Moore (17), O'Shea (19), Mosley (21), and Rodriguez Sanchez (33).

The following non-members were present at the October 2, 2023 Committee on the Finance meeting: Manaa-Hoppenworth (48).

### **CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT**

On October 2, 2023, 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 opened the floor to begin the public comment period and explained the procedures for public comment. The following public speakers addressed the committee: Peter Czonska. With no additional speakers having timely signed up to speak, Chairman Dowell closed the public comment period. Chairman Dowell then asked for a motion on Rule 59 to allow remote participation for Committee member Alderman Mitchell. The motion was made by Alderman Villegas and with no objections was so ordered.

**The Committee on Finance addressed the following items, of which ten Items were passed.**

**INTRODUCED DURING THE JULY 17, 2023 CITY COUNCIL MEETING**

- **An ordinance amending a November 7, 2022 ordinance with respect to authority to execute documents for a proposed \$350,000,000 WIFIA loan to the City from United States Environmental Protection Agency (USEPA) (02023-0002765)**
  - **Item number 2** on the agenda was explained by James McDonald, Deputy Corporation Council. Motion do pass made by Alderman Ervin.

**PASS COMMITTEE 10/2/23**

**PASS CITY COUNCIL 10/4/23**

**INTRODUCED DURING THE SEPTEMBER 14, 2023 CITY COUNCIL MEETING**

- **An ordinance amending Municipal Code Sections 9-101-020 and 9-102-020 to align the Code with a newly enacted state law regarding automated speed and traffic law enforcement citations (02023-0004288)**
  - **Item number 1** on the agenda was introduced by Comptroller Chasse Rehwinkel. Motion do pass made by Alderman Reilly.

**PASS COMMITTEE 10/2/23**

**PASS CITY COUNCIL 10/4/23**

- **An ordinance concerning an amendment to the Redevelopment Agreement with Imani Senior Village Phase 1, LLC for development of Imani Village at 9621 S. Cottage Grove Avenue in the 8th Ward (02023-0004450)**
  - **Item number 3** on the agenda was explained by Kara Breems, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Harris.

**PASS COMMITTEE 10/2/23**

**PASS CITY COUNCIL 10/4/23**

- **An ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of Tax Increment Financing (TIF) funds for roof replacement, targeted masonry repairs and interior finishes for the main, addition and branch buildings at John McCutcheon Elementary School, located at 4865 N. Sheridan Road and 4850 N. Kenmore Avenue in the 46th Ward (02023-0004449) Amount: \$3,400,000**
  - **Item number 4** on the agenda was explained by Jamel Chambers and Ivan Hansen from Chicago Public Schools. Motion do pass made by Alderman Harris.

**PASS COMMITTEE 10/2/23**

**DEFER AND PUBLISH CITY COUNCIL 10/4/23 – Motion made by Aldermen Lopez and Moore**

- **An ordinance concerning a Redevelopment Agreement with and provision of Tax Increment Financing (TIF) funds to E.G. Woode L3C for renovation and lease of spaces to food service providers at 1022 W. 63rd Street in the 16th Ward (O2023-0004406) Amount: up to \$5,000,000**
  - **Item number 5** on the agenda was explained by Tim Jefferies, Managing Deputy Commissioner of the Department of Planning and Development. Motion do pass made by Alderman Cardona.

**PASS COMMITTEE 10/2/23  
PASS CITY COUNCIL 10/4/23**

- **An ordinance concerning an amendment to the Redevelopment Agreement with Englewood Connect, LLC for the development of the Englewood Square — Phase 1A project, located at 6205 S. Peoria Street in the 16th Ward (O2023-0004444) Amount: up to \$7,000,000**
  - **Item number 6** on the agenda was explained by Terrance Johnson, Assistant Commissioner from the Department of Planning. Motion do pass made by Alderman Ervin.

**PASS COMMITTEE 10/2/23  
PASS CITY COUNCIL 10/4/23**

- **An ordinance, introduced by Alderman Scott Waguespack - 32nd Ward, designating 1868-1878 N. Milwaukee Avenue as a Low-Affordability Community in the 32nd Ward**
  - **Item number 8** Motion to re-refer was made by Alderman Waguespack.

**RE-REFERED TO COMMITTEE ON HOUSING AND REAL ESTATE**

**INTRODUCED BY DIRECT INTRODUCTION DURING THE SEPTEMBER 11, 2023 COMMITTEE ON FINANCE MEETING**

- **A resolution concerning the creation of the Subcommittee on Revenue under Committee on Finance and appointment of its Chair, Vice-Chair and members (R2023-0004907)**
  - **Item number 7** on the agenda was explained by Chairman Pat Dowell. Motion do pass made by Alderman Mitts.

**PASS COMMITTEE 10/2/23  
PASS CITY COUNCIL 10/4/23**

- **A proposed order authorizing the payment of various small claims against the City of Chicago (Direct Introduction)**
  - Item number 9 on the agenda was placed on the omnibus with no objection from the committee.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 10/4/23**

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

- Item number 10 on the agenda was placed on the omnibus with no objection from the committee.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 10/4/23**

- **Two (2) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:**

- A. Emily Sharnia Phillips v. City of Chicago, et al., Case No. 2018-cv-316 (N.D. Ill.) Amount: \$300,000**

**Item number 11(a)** on the agenda, explained by Victoria Benson, Deputy Corporation Council from the Department of Law. Motion do pass was made by Alderman Mitts. The item passed by a voice vote of all members present.

**PASS COMMITTEE 10/2/23  
PASS CITY COUNCIL 10/4/23**

- B. Diana David Holian v. City of Chicago. a Municipal Corporation, and Officer John Craig, Cir. Ct. Cook County, Law Division, Case No. 20 L 8509 Amount: \$750,000**

**Item number 11(b)** on the agenda, explained by James Orman, Assistant Corporation Council from the Department of Law. Motion do pass was made by Alderman Ervin. The item passed by a voice vote of all members present.

**PASS COMMITTEE 10/2/23  
PASS CITY COUNCIL 10/4/23**

A complete recap of the meeting can be found at <https://vimeo.com/showcase/8928482/video/869668843>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Reilly moved to adjourn. The Committee on Finance meeting adjourned at 11:43 am.

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

On October 31, 2023, 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 October 31, 2023 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), Curtis (18), O'Shea (19) - Remote, Rodriguez (22), Scott (24), Sigcho-Lopez (25), Burnett (27), Ervin (28), Cardona (31), Waguespack (32), Rodriguez Sanchez (33), Ramirez Rosa (35), Mitts (37), Sposato (38), Vasquez (40), Reilly (42), Knudsen (43), Martin (47), and Silverstein (50).

The following member(s) were not present at the October 31, 2023 Committee on Finance meeting: Hall (6), Ramirez (12), Taylor (20), Mosley (21), Taliaferro (29), and Villegas (36).

The following non-members were present at the October 31, 2023 Committee on the Finance meeting: None.

**CALL TO ORDER, ROLL CALL AND PUBLIC COMMENT**

On October 31, 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 member Alderman O'Shea. The motion was made by Alderman O'Shea 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 speaker addressed the committee: George Blakemore. With no additional speakers having timely signed up to speak, Chairman Dowell closed the public comment period. Chairman Dowell also informed the Committee that written public comment was received and subsequently sent out to all aldermen by the Committee prior to the meeting.

**The Committee on Finance addressed the following items, of which seventeen items were passed.**

- **September Monthly Rule 45 Report** which passed the committee on a motion made by Alderman Ervin

**INTRODUCED DURING THE OCTOBER 4, 2023 CITY COUNCIL MEETING**

- **An ordinance concerning the execution of an ownership transfer agreement to East Lake Darul LLC regarding Darul Amaan Senior Apartments located at 4814-4820 N. Kedzie Ave. in the 33rd Ward (O2023-0005046)**
  - **Item number 2** on the agenda was explained by Joseph Lewis, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Conway.

**PASS COMMITTEE 10/31/23**

**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the issuance of financial assistance to Austin United Alliance LP for the Austin United Alliance-Residential project located at 5206–5224 W. Chicago Avenue in the 37th Ward (O2023-0005047)**
  - **Item number 3** on the agenda was explained by Yixiao Shen, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Lee.

**PASS COMMITTEE 10/31/23**  
**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the execution of a revised Redevelopment Agreement with Celadon Construction Corporation entities, Blackwood Development Partners LLC, and United Yards 1B entities by reducing the scope of the project and retaining the property located at 4700 S. Ashland Avenue and 4707 S. Marshfield Avenue in the 20th Ward (O2023-0004944)**
  - **Item number 4** on the agenda was explained by William Grams Deputy Commissioner from the Department of Planning. Motion do pass made by Alderman La Spata.

**PASS COMMITTEE 10/31/23**  
**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of Tax Increment Financing (TIF) funds for full chiller plant and system replacement at Roberto Clemente Community Academy High School, located at 1147 N. Western Avenue in the 1st Ward (O2023-0005057) Amount: up to \$5,300,000**
  - **Item number 5** on the agenda was explained by Jamel Chambers and Brian Zator from Chicago Public Schools. Motion do pass made by Alderman Conway.

**PASS COMMITTEE 10/31/23**  
**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of Tax Increment Financing (TIF) funds for fire alarm system replacement at Friedrich W. Von Steuben Metropolitan Science High School, located at 5039 N. Kimball Avenue in the 39th Ward (O2023-0005062) Amount: up to \$2,500,000**
  - **Item number 6** on the agenda was explained by Jamel Chambers and Brian Zator from Chicago Public Schools. Motion do pass made by Alderman Cardona.

**PASS COMMITTEE 10/31/23**  
**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the authority to enter into and execute an Intergovernmental Agreement with the Chicago Board of Education for the provision of Tax Increment Financing (TIF) funds for full roof replacement, targeted masonry repair and replacement of playlot and existing asphalt pavement areas at Irvin C. Mollison Elementary School, located at 4415 S. Dr. Martin Luther King Jr. Drive in the 3rd Ward (O2023-0005066) Amount: up to \$2,900,000**

- **Item number 7** on the agenda was explained by Jamel Chambers and Brian Zator from Chicago Public Schools. Motion do pass made by Alderman Cardona.

**PASS COMMITTEE 10/31/23**

**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the Third Amendment to the 24th/Michigan Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project in the 3rd Ward, 4th Ward, 11th Wards (O2023-0005096)**
  - **Item number 8** on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner from the Department of Planning and Development. Motion do pass made by Alderman Cardona.

**PASS COMMITTEE 10/31/23**

**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the Second Amendment to the 111th Street/Kedzie Avenue Business District Redevelopment Project Area Redevelopment Plan and Project in the 19<sup>th</sup> Ward (O2023-0005097)**
  - **Item number 9 on the agenda**, on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner from the Department of Planning and Development. Motion do pass made by Alderman Scott.

**PASS COMMITTEE 10/31/23**

**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the Second Amendment to the Clark/Montrose Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project in the 40th Ward, 46th Ward, 47th Wards (O2023-0005098)**
  - **Item number 10 on the agenda**, on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner from the Department of Planning and Development. Motion do pass made by Alderman Silverstein.

**PASS COMMITTEE 10/31/23 – Rule 14 Alderman Martin**

**PASS CITY COUNCIL 11/1/23 – Rule 14 Alderman Martin**

- **An ordinance concerning the Second Amendment to the Galewood/Armitage Industrial Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project in the 29th Ward, 36th Ward, 37th Wards (O2023-0005099)**
  - **Item number 11 on the agenda**, on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner from the Department of Planning and Development. Motion do pass made by Alderman La Spata.

**PASS COMMITTEE 10/31/23**

**PASS CITY COUNCIL 11/1/23**

- **An ordinance concerning the Fourth Amendment to the Woodlawn Redevelopment Project Area Tax Increment Financing Eligibility Study, Redevelopment Plan and Project in the 5th Ward, 20th Wards (O2023-0005100)**
  - **Item number 12 on the agenda**, on the agenda was explained by Tim Jeffries, Managing Deputy Commissioner from the Department of Planning and Development. Motion do pass made by Alderman Reilly.

**PASS COMMITTEE 10/31/23**  
**PASS CITY COUNCIL 11/1/23**

**INTRODUCED BY DIRECT INTRODUCTION DURING THE OCTOBER 31, 2023 COMMITTEE ON FINANCE MEETING**

- **An ordinance concerning an amendment for the Imani Village Senior Residences development located at 9621 S. Cottage Grove Avenue, that revises the HUD loan term and interest rate in the 8th Ward (O2023-0005579)**
  - **Item number 1** on the agenda was introduced by Kara Breems, Financial Planning Analyst from the Department of Housing. Motion do pass made by Alderman Beale.

**PASS COMMITTEE 10/31/23**  
**PASS CITY COUNCIL 11/1/23**

- **A proposed order authorizing the payment of various small claims against the City of Chicago (Direct Introduction)**
  - Item number 13 on the agenda was placed on the omnibus with no objection from the committee.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 11/1/23**

- **A proposed order denying the payment of various small claims against the City of Chicago (Direct Introduction)**
  - Item number 14 on the agenda was placed on the omnibus with no objection from the committee.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 11/1/23**

- **Two (2) proposed authorizing Charitable Solicitation on the Public Way (Tag Day Permits) (Direct Introduction)**
  - A. Ronald McDonald House Charities of Chicagoland and Northwest Indiana; Wrigley Field; November 4, 2023
  - B. Planned Parenthood Federation of America, Inc.; Citywide; November 11, 2023 through August 14, 2024



- Items numbered 15A and 15B on the agenda were placed on the omnibus with no objection from the committee.

**PLACED ON THE OMNIBUS IN CITY COUNCIL 9/14/23**

- A communication transmitting reports of cases in which verdicts, judgements or settlements were entered into for the month of September 2023.
  - Item number 16 on the agenda was placed on file.

**PLACED ON FILE IN COMMITTEE 10/31/23**

- One (1) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:
  - A. Brent G. Hampton, Jr. as Administrator of the Estate of Michelle Ewing, deceased, and Dahnyeeekah Voker, as Mother and Next Friend of Ellyana Hampton-Voker v. City of Chicago, Case No. 2019 L 2879 (Cir. Ct. Cook County, Law Division). Amount: \$200,000

Item number 17(a) on the agenda, explained by James Orman, Assistant Corporation Council from the Department of Law. Motion do pass was made by Alderman Mitts. The item passed by a voice vote of all members present with the exception of Alderman Quinn who voted no.

**PASS COMMITTEE 10/31/23**  
**PASS CITY COUNCIL 11/1/23**

A complete recap of the meeting can be found at <https://vimeo.com/showcase/8928482/video/879516451>.

Chairman Dowell stated that there was no further business before the Committee and asked for a motion to adjourn. Alderman Reilly moved to adjourn. The Committee on Finance meeting adjourned at 11:52 am.

Respectfully submitted by:



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Pat Dowell, Chairman  
Committee on Finance