



ALDERMAN, 36TH WARD
6560 WEST FULLERTON AVENUE
UNIT # C118 - SUITE A
CHICAGO, ILLINOIS 60707
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 & 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 — March 2025

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, March 6, 2025**, 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 as determined during roll call, Alderpersons: Villegas (36), Mosley (21), La Spata (1), Hall (6), Mitchell (7), Chico (10), Lee (11), Gutierrez (14), Cruz (30), Cardona (31), Waguespack (32), Mitts (37), Napolitano (41), Manaa-Hoppenworth (48). With sufficient members present, a quorum was established.

Chairman Villegas noted that, under Rule 59, Ald. Hall, Mitchell, Chico, Mitts, and Napolitano asked to participate remotely in the meeting.

Ald. Cardona motioned to allow Ald. Hall, Mitchell, Chico, Mitts, and Napolitano to participate remotely. The motion passed without objection by the same roll call that was applied to determine quorum.

PUBLIC COMMENT

1. Tiwan Sims spoke on miscellaneous matters

APPROVAL OF RULE 45 MONTHLY REPORT

- Approval of the February 2025 Monthly Report

+There were no corrections or comments.

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

ITEM 1

Item 1 (**O2025-0015563**) on the agenda was an approval for issuance of a Class 6(b) tax incentive for a property at 1001 W. 119th Street

Beth Mc Guire project manager for the Department of Planning and Development, presented in support of the ordinance to initiate the Class 6(b) tax incentive for the rehabbing of a property located at 1001 W. 119th Street

Ms. Mc Guire stated that the project was going to activate a site that had been vacant for over 20 years, and that the project would create a minimum of 50 permanent full-time jobs and over 100 temporary construction jobs.

Chairman Villegas opened the floor to any comments or questions from the committee and noted that Ald. Mosley provided a letter of support.

Ald. Cardona inquired about the intended use of the industrial building.

Ms. Mc Guire stated that the owners sought to lease the building for light-industrial, cold-storage or warehousing use.

Ald. Cardona commended the developer for the work that is being done in the West Pullman area.

Ald. Mosley spoke in favor of the development proposal and stated that it would be a catalyst project. He asked for the committee's favorable consideration on the ordinance.

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

ITEM 2

Item 1 (O2025-0015564) Support of Class L tax incentive for property at 2135 N Milwaukee Avenue

Ms. Eileesh Tuffy of the Dept. of Planning & Development stated that the tax relief would support the renovation of a landmark-designated theater building. She also stated that the project will create 200 temporary construction jobs and 125 new permanent jobs. She recommended that the committee pass the Class L ordinance.

Ald. Waguespack inquired about the minimum occupancy percentage required for the project. (Andrew Scott confirmed a minimum occupancy requirement of 75% for both the commercial spaces and the residential units). He also inquired about the total amount of City support the project would be receiving (TIF, Class L and low affordability tax reduction).

Chairman Villegas asked if a prime contractor had been selected and if they are aware of the MBE/WBE requirements (Baum Revision replied yes, Norcon Construction has been selected, and they have a history of exceeding the MBE/WBE requirements).

Ald. La Spata expressed his support for the tax incentive. He stated that when the project is completed it will have a catalytic effect on the Milwaukee Avenue corridor. He then asked for the favorable consideration of the Class L tax incentive ordinance.

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

There being no further business, Chairman Villegas asked for a motion to adjourn.

Ald. Gutierrez motioned to adjourn the meeting by the same roll call vote that was applied to determine quorum. Hearing no objection, the meeting was adjourned.