



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

**MEETING SUMMARY OF THE
COMMITTEE ON FINANCE
TO BE SUBMITTED TO THE CITY COUNCIL
AT THE MEETING OF
THURSDAY, OCTOBER 16, 2025**

**The following items were approved and passed in Committee on
October 9, 2025 and October 15, 2025:**

- September 2025 Monthly Rule 45 Report for the Committee on Finance.
- 1. An ordinance concerning the authority to enter into and execute the First Amendment to the intergovernmental agreement with the Chicago Park District for allocation of tax increment financing (TIF) funds from the Lawrence Kedzie TIF District for improvements at River Park, located at **5100 N. Francisco Avenue. 33rd Ward**
(O2025-0019922) *Amount not to exceed: \$200,000. TIF*
- 2. An ordinance concerning the authority to enter into and execute the First Amendment to the intergovernmental agreement with the Chicago Park District for allocation of tax increment financing (TIF) funds from the Lawrence Kedzie TIF District for improvements at Ronan Park, located at **3000 W. Argyle or 2954 W. Lawrence Avenue. 33rd Ward**
(O2025-0019923) *Amount not to exceed: \$2,850,000. TIF*
- 3. An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Park District for allocation of tax increment financing (TIF) funds from the Homan Arthington TIF District for improvements at Homan Square Park, located at **3517 W. Arthington Street. 24th Ward**
(O2025-0019921) *Amount not to exceed: \$600,000. TIF*
- 4. An ordinance approving the First Amendment to the Redevelopment Agreement with JTA Development, Inc. to modify the payment structure and extend the project completion date for the Renaissance Estates project located at **1555 W. 122nd Street. 21st Ward**
(O2025-0019917)



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5. An ordinance amending Ordinance SO2025-0018149, which passed City Council on July 16, 2025, to restore Section 2-44-140 of the Municipal Code regarding lien assignments.
(O2025-0019916)

6. An ordinance approving the establishment of the 2026 Qualified Mortgage Certificate Program in continuation of the Single-Family Mortgage Credit Certificate Program, Series 2026. *Amount not to exceed: \$75,000,000. Bond Volume Cap*
(O2025-0019894)

7. A substitute ordinance authorizing the issuance of financial assistance to Homan Square Apartments Phase IV Holder, LP, and restructuring of existing City financial assistance, for the Homan Square Phase IV project at **3607, 3621, and 3645 W. Polk Street, 906 and 908 S. Central Park Avenue and 921 S. Lawndale Avenue.** **24th Ward**
(SO2025-0019900)
Amount not to exceed: \$20,000,000. Multi-Family Revenue Bonds
Amount not to exceed: \$10,000,000. TIF (\$6,500,000. from Homan-Arthington TIF and \$3,500,000. ported from Midwest TIF).

8. An ordinance authorizing the bond inducement for tax-exempt housing revenue bonds to 5853 N Broadway 4 LP for the affordable housing development located at **5853 N. Broadway.** **48th Ward**
(O2025-0019920)
Amount not to exceed: \$26,000,000. Multi-family Housing Revenue Bonds

9. A substitute ordinance authorizing the issuance of Multi-Family Housing Revenue Bonds to TTG Indian Trails Limited Partnership for the rehabilitation of Indian Trails Apartments located at **221-3 E. 121 Place and 12141 S. Indiana Avenue.** **9th Ward**
(SO2025-0019928)
Amount not to exceed: \$35,000,000. Multi-family Housing Revenue Bonds



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10. An ordinance authorizing the transfer of physical assets and assumption of the HOME loan and the regulatory agreement from Pioneer Gardens Development L.L.C. to 3800 King Properties LLC, for the “Eden Bronzeville” project at **3800, 3804, 3808, 3810, and 3814 S. Dr. Martin Luther King Drive, Jr. and parking lots at 3744 and 3746 S. Calumet Avenue.** **3rd Ward**
(O2025-0019911)

11. An ordinance authorizing the execution of a Redevelopment Agreement and issuance of Tax Increment Financing funds and other financial assistance to Hispanic Housing Development Corporation and related entities for the redevelopment of the property located at **1539 N. Pulaski Road.** **26th Ward**
(O2025-0019913) *Amount not to exceed: \$13,244,690. TIF*
Amount not to exceed: \$510,000. Landmark Funds

12. An ordinance authorizing the execution of a Capital Funding Agreement with National Railroad Passenger Corporation (Amtrak) to provide Tax Increment Financing funding for various improvements at Chicago Union Station located at **225 S. Canal Street.** **28th Ward, 34th Ward and 42nd Ward**
(O2025-0019925) *Amount not to exceed: \$1,750,000. TIF (PE/NEPA Funding)*
Amount not to exceed: \$2,900,000. TIF (Construction Funding)

13. Nine (9) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:

A. William Bell v. Officer Matthew Patrino and the City of Chicago, Case No. 20 C 3740. **Amount: \$185,000.**
(Or2025-0020278)

B. George Garcia; Kymberly Blevins, for herself and on behalf of her minor children, G. Garcia and K. Garcia; and Michael Zastro v. City of Chicago; Chicago Police Officer Sergio Martinez, Star #19512; and Chicago Police Officer Guy D. Habiak, Star #14939, Case No. 21 CV 2850. **Amount: \$240,000.**
(Or2025-0020280)



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- C. Sharon Lyons v. City of Chicago, Case No. 20 CV 3412.
(Or2025-0020281) **Amount: \$400,000.**
- D. Blackmon v. City of Chicago, et al., Case No. 19-cv-00767 (N.D. Ill.)
(Or2025-0020282) **Amount: \$8,000,000.**
- E. Francisco Benitez v. Jerome Bogucki, et al., Case No. 23 CV 16896.
(Or2025-0020284) **Amount: \$18,500,000.**
- F. Victoria Candace Powell as Special Administrator of the Estate of Mario Winters v. City of Chicago, Case No. 20 L 7622.
(Or2025-0020273) **Amount: \$615,000.**
- G. Franklin Paz v. City of Chicago, Case No. 2021 L 000514.
(Or2025-0020274) **Amount: \$950,000.**
- Alderman Conway recused himself from voting on this matter under Rule 14 as he worked with Deputy Chief Michael Barz while employed at the State's Attorney's office.
 - Alderman Lopez recused himself from voting on this matter under Rule 14 as he has a personal relationship with the plaintiff, Franklin Paz.
- H. Shantina Lee as special representative of the Estates of Adelbert Wilson and Yvonne Lee-Wilson v. City of Chicago, Officer Wayne Ozmina, Officer Jonathan Kukielka, and Hertz Corporation, et al., Case No. 22 L 3091. **Amount: \$7,500,000.**
(Or2025-0020275)
- Alderman Beale recused himself from voting on this matter under Rule 14 as he has a personal relationship with the Wilson Family.
 - Alderman Harris recused herself from voting on this matter under Rule 14 as she has a personal relationship with the Wilson Family.
- I. Sylvia Tanguma, as Independent Administrator of the Estate of Leonardo Guerrero, Deceased v. City of Chicago, Dakota Ibrahim and Joseph Schultz, Case No. 2023 L 006466.
(Or2025-0020277) **Amount: \$8,000,000.**



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14. A resolution introduced by Alderman Gilbert Villegas – 36th Ward and Alderman Anthony Napolitano – 41st Ward, calling on the Illinois General Assembly to enact legislation to authorize the City of Chicago re-amortization of Public Pension Debt as part of a comprehensive pension refinancing strategy.
[\(R2025-0019796\)](#)
Re-referral to a Joint Committee on Workforce Development and Committee on Finance.

15. A resolution, introduced by Alderman Andre Vasquez – 40th Ward, calling for hearing(s) to examine city’s method for determining settlement budgets and how Chicago Police Department is addressing trends to prevent future misconduct.
[\(R2025-0019957\)](#)
Re-referral to a Joint Committee Police and Fire and Committee on Finance.

16. A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the month of **September 2025** and revised reports for the months of June – August 2025.
(Direct Introduction - F2025-0020268 & F2025-0020269)

17. A proposed order **authorizing** the payment of various small claims against the City of Chicago.
(Direct Introduction – SOr2025-0020270)

18. A proposed order **denying** the payment of various small claims against the City of Chicago.
(Direct Introduction – SCL2025-0020271)