
AGENDA



CHICAGO CITY COUNCIL

**REGULAR MEETING
NOVEMBER 14, 2025 AT 10:00 A.M.**

**COUNCIL CHAMBER, SECOND FLOOR
CITY HALL, 121 N. LASALLE ST.
CHICAGO, IL 60602**

CHICAGO CITY COUNCIL



Council Chamber, Second Floor
City Hall, 121 N. LaSalle St.
Chicago, IL 60602

MEETING DATE: November 14, 2025

City Council Regular Meeting Agenda *

**Agenda items are shown in bold font. Text not in bold font is explanatory, for the convenience of the reader.*

In accordance with Rule 3 of the City Council Rules of Order and Procedure, the following is the agenda and order of business for regular City Council meetings:

1. Call to order by the Mayor.

The Mayor, or in his or her absence the President Pro Tempore, calls the City Council to order to begin the meeting.

2. Call of the roll.

The City Clerk calls the roll of members present beginning with the 1st Ward.

3. Determination of Quorum.

If a quorum is present, the Council may proceed. A quorum consists of the majority of the members of the City Council, including the Mayor. If no quorum is present, the City Council shall, by majority vote of the members present, move to recess or adjourn.

4. Pledge of Allegiance.

The Pledge of Allegiance is recited by the members of the City Council and assembled guests.

5. Invocation.

An invocation is given.

*The committee agendas/reports posted on the Chicago City Council Calendar list the items that may be called for a vote at the City Council meeting and are considered to be part of the City Council meeting agenda.

6. Public Comment.

Members of the general public may address the City Council on subject matters appearing on meeting agenda.

7. Resolutions and Acknowledgments.

Resolutions and acknowledgments honoring or paying tribute to individuals or organizations, or ceremonial or celebratory in nature, are considered.

8. Reports and Communications from the Mayor.

Reports and communications from the Mayor and City departments are announced into the record by the City Clerk and sent to the appropriate committee unless there is 2/3 vote to Suspend the City Council's Rules of Order and Procedure and consider them immediately. The Mayor or Presiding Officer may also present resolutions or proclamations.

9. Communications from the City Clerk.

The City Clerk appraises the City Council of communications from various departments and agencies that were filed in his or her office from the time of the previous meeting. The City Clerk also notes the publication of the previous City Council Journal and other documents required or requested to be published. Matters submitted to the City Clerk by members of the general public or other entities requiring City Council approval are also introduced and referred to the appropriate committee for deliberation.

10. Reports of Standing Committees.**

Standing committee chairs report out to the full City Council the recommendations of the membership on matters under their consideration. Joint committees comprising two or more standing committees also report their recommendations at this time.

**The committee agendas/reports posted on the [Chicago City Council Calendar \(link is external\)](#) list the items that may be called for a vote at the City Council meeting and are considered to be part of the City Council meeting agenda.

11. Reports of Special Committees.

Special committee chairs present their reports. Special committees are created by resolution adopted by 2/3 affirmative vote of the alderpersons entitled by law to be elected.

12. Agreed Calendar.

Non-controversial resolutions honoring or paying tribute to individuals or organizations or ceremonial in nature are considered under the Agreed Calendar and on recommendation of the Chair of the Committee on Committees and Rules, they are voted upon as a group by the full City Council. The Agreed Calendar is also commonly referred to as the Consent Calendar.

13. Presentation of petitions, communication, resolutions, orders, and ordinances introduced by Alderpersons.

The City Clerk will "Call the Wards" and read into the record new legislative proposals (ordinances, orders, petitions, resolutions, or other original matters) introduced by alderpersons on a variety of topics including but not limited to Municipal Code amendments, traffic regulations, zoning matters, licensing requirements, etc. The order of presentation alternates each meeting beginning with the 1st Ward on one meeting, then the 50th Ward on the next succeeding meeting, and so forth.

Under City Council Rules, all legislative matters introduced are automatically referred to a City Council Committee without debate, unless there is a 2/3 vote of the members (34 votes are required) to suspend the rules to allow immediate consideration of the matter in question.

Matters may be referred to a Joint Committee for consideration; however, if two or more committees are called, the subject matter is referred, without debate, to the Committee on Committees and Rules.

14. Correction and approval of the Journal of the Proceedings of the last preceding meeting or meetings.

Corrections to the Journal of Proceedings are presented and referred to the Committee on Committees and Rules for review. The Chair of the Committee on Finance will also recommend that the full City Council approve of the Journal(s) of the last preceding regular meeting, as corrected, as well as any special meetings which occurred from the time of the last City Council meeting.

15. Unfinished Business.

Alderpersons may request that the City Council call up for consideration previously deferred items. Notification of intentions to consider such matter(s) must be given to all alderpersons and must clearly identify the item intended to be called up for a vote.

16. Miscellaneous Business.

At this point in the meeting, any alderman may motion to discharge a committee from further consideration of a matter which has been pending in committee for more than 60 days. The motion to discharge requires a majority vote of all alderpersons (26 votes are required).

17. Ordinance setting the next regular meeting.

An ordinance is presented setting the date and time of the next regular meeting of the City Council. If no meeting date is set, then in accordance with the Municipal Code, the regular meeting shall be held at 10:00 a.m. of every second and fourth Wednesday of each calendar month.

18. Roll call on omnibus.

An omnibus vote is a single roll call vote taken and applied to all items not voted upon separately, or for which another vote was not employed during the course of the meeting.

19. Public hearing on 2026 City of Chicago Budget ([R2025-0020445](#))

Public hearing on the proposed budget of the City of Chicago for the fiscal year beginning January 1, 2026, and ending December 31, 2026.

20. Adjournment.

If no further business is to be considered and the meeting is concluded, then a motion is made to adjourn.

Committee on Finance



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
FRIDAY, NOVEMBER 14, 2025**

**The following items were approved and passed in Committee on
November 10, 2025:**

- Approval of the October 2025 Monthly Rule 45 Report for the Committee on Finance

- 1. An ordinance authorizing the issuance of tax-exempt Multi-family housing revenue bonds to The Martha HHDC LLC for the acquisition and renovation of Martha Washington Apartments, located at **2324 W. Irving Park Road.** **47th Ward**
([O2025-0020496](#)) *Amount not to exceed: \$14,000,000. Multi-family*

- 2. An ordinance authorizing the First Amendment to the redevelopment agreement with Renaissance Apartments LP, to adjust the project completion date, for the property located at **3745-3763 S. Wabash Avenue.** **3rd Ward**
([O2025-0020482](#))

- 3. An ordinance authorizing the execution of a new grant agreement with the Chicago Low-Income Housing Trust Fund (CLIHTF) to provide Rental Housing Support Program (RHSP) assistance for affordable housing projects.
([O2025-0020483](#))

- 4. An ordinance amending the Municipal Code Section 2-32-085 regarding the Employee Charitable Contribution Program.
([O2025-0019930](#))



CITY OF CHICAGO

 COMMITTEE ON FINANCE

CITY COUNCIL

CITY HALL - ROOM 302

121 NORTH LASALLE STREET

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CHAIRMAN

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5. An ordinance concerning the authority to enter into and execute an intergovernmental agreement with the Chicago Park District for allocation of CubFund funds for improvements at Kelly (John) Park, located at **3800 N. Seminary Avenue. 44th Ward** ([O2025-0020490](#)) *Amount not to exceed: \$500,000. CubFund*
6. 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 Clark/Montrose TIF District for improvements at Chase Park, located at **4701 N. Ashland Avenue. 47th Ward** ([O2025-0020487](#)) *Amount not to exceed: \$7,000,000. TIF*
7. 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 Madden/Wells TIF District for improvements at Ellis Park, located at **3520 S. Cottage Grove Avenue. 4th Ward** ([O2025-0020488](#)) *Amount not to exceed: \$1,000,000. TIF*
8. 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 Madison/Austin Corridor TIF District for improvements at Madison Community Plaza, located at **4008 W. Madison Avenue. 28th Ward** ([O2025-0020491](#)) *Amount not to exceed: \$500,000. TIF*
9. A substitute 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 Englewood Neighborhood TIF District for improvements at Ogdan Park, located at **6500 S. Racine Avenue. 17th Ward** ([SO2025-0020492](#)) *Amount not to exceed: \$12,000,000. TIF*
10. 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 Division/Homan TIF District for improvements at Humboldt Park, located at **1440 N. Humboldt Boulevard. 26th Ward & 36th Ward** ([O2025-0020489](#)) *Amount not to exceed: \$11,850,000. TIF*



CITY OF CHICAGO

★
COMMITTEE ON FINANCE
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ALDERMAN PAT DOWELL
 CHAIRMAN

PHONE: 312-744-3380

11. An ordinance approving Amendment No. 1 to the Division/Homan Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project concerning Section V. **26th Ward and 36th Ward**
(O2025-0020479)

12. An ordinance authorizing the execution of a TIF redevelopment agreement with the Pullman Hotel Group LLC. to provide funding assistance in the form of a TIF loan for the development of a 100-key hotel located at **11040 S. Doty Avenue. 9th Ward**
(O2025-0020480) *Amount not to exceed: \$2,863,821. TIF*

13. Three (3) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:
 - A. *Mileidy Tejada Rivera and Helen Francisco v. City of Chicago, Officer L. Gorski, Officer Z. Nolfi, Officer A. Kulisek*, Case No. 2024 L 005851.
(Or2025-0020785) **Amount: \$500,000.**

 - B. *Joseph O. Onasanya v. City of Chicago and Naysia P. Bolden*, Case No. 2023 L 2793.
(Or2025-0020786) **Amount: \$750,000.**

 - C. *Maysonet v. Guevara, et al.*, Case No. 18 CV 2342 (Northern District of Illinois)
(Or2025-0020787) **Amount: \$17,000,000.**

14. A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the month of October 2025.
(F2025-0020861)

15. A proposed order **authorizing** the payment of various small claims against the City of Chicago.
(SOr2025-0020790 - Direct Introduction)

16. A proposed order **denying** the payment of various small claims against the City of Chicago.
(SCL2025-0020789 - Direct Introduction)



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CHAIRMAN

PHONE: 312-744-3380

17. Two (2) proposed orders authorizing Charitable Solicitation on the Public Way (Tag Day) permits:
([F2025-0020791](#) and [F2025-0020792](#) - Direct Introduction)
- A. Planned Parenthood Federation of America
Citywide
January 1, 2026 to December 31, 2026
 - B. Worldwide Wildlife Foundation
Citywide
January 1, 2026 to December 31, 2026

Committee on Budget and Government Operations



CITY OF CHICAGO

COMMITTEE ON THE BUDGET AND GOVERNMENT OPERATIONS
CITY COUNCIL
CITY HALL-ROOM 200
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN JASON C. ERVIN
CHAIRMAN

PHONE: 312-744-3166
FACSIMILE: 312-744-9009

November 4, 2025

November 12, 2025
11:00A

AGENDA**Monthly Rule 45 Reports**

- Approval of Monthly Rule 45 Report for October 2025

Office of Budget and Management

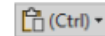
1. Fiscal Year 2026 Budget Recommendations.
(O2025-0020516)

City Council

2. Redevelopment Agreement with 5050 Prairie LLC to provide Neighborhood Opportunity Fund (NOF) assistance for mixed used development at 5036-5044 and 5046 South Prairie Avenue in the 3rd Ward.
(O2025-0020485)
3. Transfer of funds within 10th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0020448)
4. Transfer of funds within 12th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0020331)
5. Transfer of funds within 13th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0020509)

6. Transfer of funds within 43rd Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0020351)
7. Transfer of funds within 44th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0020313)
8. Transfer of funds within the Committee on Zoning, Landmarks and Building Standards for Year 2025.
(O2025-0020514)
9. Transfer of funds within 47th Ward Wage Allowance/Aldermanic Expense Account for Year 2025.
(O2025-0020559)
10. Transfer of funds within the Committee on Environmental Protection and Energy for Year 2025.
(O2025-0020454)

Committee on Economic, Capital and Technology Development





ALDERMAN, 36TH WARD
6560 WEST FULLERTON AVENUE
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CITY OF CHICAGO

COUNCIL CHAMBER
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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

MEETING AGENDA

Agenda of Matters to be considered by the Committee on Economic,
Capital and Technology Development

November 10, 2025 12:00 P.M. CT

Roll Call

Approval of OCTOBER 2025 Rule 45 Monthly Report

Office of the Mayor

Special Service Areas

- 1. **SO2025-0020393** **Wards:** 30, 31
Sponsor: Mayor Johnson **Alders:** Cruz, Cardona
Scope of services and budget for Special Service Area No. 2 Belmont/Central
- 2. **O2025-0020399** **Ward:** 49
Sponsor: Mayor Johnson **Alders:** Hadden
Scope of services, budget and management agreement for Special Service Area
No. 19 Howard Street
- 3. **O2025-0020404** **Wards:** 2, 27
Sponsor: Mayor Johnson **Alders:** Hopkins, Burnett,
Scope of services, budget and management agreement for Special Service Area
No. 48 Old town
- 4. **O2025-0020408** **Wards:** 4, 20
Sponsor: Mayor Johnson **Alders:** Robinson, Taylor
Scope of services, budget and management agreement for Special Service Area
No. 47 Cottage Grove

5. **O2025-0020411** **Wards:** 19
Sponsor: Mayor Johnson **Alders:** O'Shea,
 Scope of services, budget and management agreement for Special Service Area
 No. 20 South Western Avenue
6. **O2025-0020415** **Wards:** 44, 46
Sponsor: Mayor Johnson **Alders:** Lawson, Clay
 Scope of services, budget and management agreement for Special Service Area
 No. 8 Greater Lakeview East
7. **O2025-0020416** **Wards:** 9, 21
Sponsor: Mayor Johnson **Alders:** Beale, Mosley
 Scope of services, budget and management agreement for Special Service Area
 No. 45 103rd Street-Halsted
8. **O2025-0020417** **Ward:** 50
Sponsor: Mayor Johnson **Alders:** Silverstein
 Scope of services, budget and management agreement for Special Service Area
 No. 43 Clark Street-Lincoln Park
9. **O2025-0020418** **Wards:** 1, 27, 36
Sponsor: Mayor Johnson **Alders:** La Spata, Burnett, Villegas
 Scope of services, budget and management agreement for Special Service Area
 No. 29-2014 West Town
10. **O2025-0020419** **Wards:** 40, 47
Sponsor: Mayor Johnson **Alders:** Vasquez, Martin
 Scope of services, budget and management agreement for Special Service Area
 No. 21-2016 Lincoln Square
11. **O2025-0020420** **Wards:** 22, 24, 25
Sponsor: Mayor Johnson **Alders:** Rodriguez, Scott, Sigcho Lopez
 Scope of services, budget and management agreement for Special Service Area
 No. 25 Little Village
12. **O2025-0020421** **Ward:** 49
Sponsor: Mayor Johnson **Alders:** Hadden
 Scope of services, budget and management agreement for Special Service Area
 No. 24 Clark Street-Rogers Park
13. **O2025-0020423** **Ward:** 45
Sponsor: Mayor Johnson **Alders:** Gardiner
 Scope of services, budget and management agreement for Special Service Area
 No. 28-2014 Six Corners

- 14. O2025-0020424** **Wards:** 46, 47
Sponsor: Mayor Johnson **Alders:** Clay, Martin
Scope of services, budget and management agreement for Special Service Area No. 31 Greater Ravenswood
- 15. O2025-0020425** **Wards:** 32, 47
Sponsor: Mayor Johnson **Alders:** Waguespack, Martin
Scope of services, budget and management agreement for Special Service Area No. 38 North Center
- 16. O2025-0020426** **Ward:** 19
Sponsor: Mayor Johnson **Aldereperson:** O'Shea
Scope of services, budget and management agreement for Special Service Area No. 44 103rd Street-Beverly
- 17. O2025-0020427** **Ward:** 49
Sponsor: Mayor Johnson **Aldereperson:** Hadden
Scope of services, budget and management agreement for Special Service Area No. 54 Sheridan Road
- 18. O2025-0020428** **Ward:** 3
Sponsor: Mayor Johnson **Aldereperson:** Dowell
Scope of services, budget and management agreement for Special Service Area No. 56-2022 Bronzeville
- 19. O2025-0020429** **Ward:** 42
Sponsor: Mayor Johnson **Aldereperson:** Reilly
Scope of services, budget and management agreement for Special Service Area No. 75 Oak Street
- 20. O2025-0020438** **Wards:** 27, 37
Sponsor: Mayor Johnson **Alders:** Burnett, Mitts
Scope of services, budget and management agreement for Special Service Area No. 63 Chicago/Albany/Karlov
- 21. O2025-0020473** **Wards:** 4, 34, 42
Sponsor: Mayor Johnson **Alders:** Robinson, Conway, Reilly
Scope of services, budget and management agreement for Special Service Area No. 1-2015 State Street for Year 2026

22. O2025-0020413**Wards:** 44, 46**Sponsor:** Mayor Johnson**Alders:** Lawson, Clay

Establishment for Special Service Area No. 17-2025 Central Lakeview and levy of special services tax for Year 2026

23. O2025-0020422**Wards:** 32, 44, 46, 47**Sponsor:** Mayor Johnson**Alders:** Waguespack, Lawson, Clay, Martin

Term Extension and Boundary Expansion for Special Service Area No. 27 Lakeview and levy of special services tax for Year 2026

DIRECT INTRODUCTIONS- SSA Budget Ordinances**O2025-0020631****Wards:** 13, 14,15,16,23**24. Sponsor:** Mayor Johnson **Alders:** Quinn, Guitierrez, Lopez, Coleman, Tabares
Scope of annual budget for Special Service Area No. 3 63rd Street**O2025-0020632****Ward:** 19**25. Sponsor:** Mayor Johnson**Aldersperson:** O'Shea

Scope of annual budget for Special Service Area No. 4 95th/Beverly

O2025-0020633**Wards:** 7, 10**26. Sponsor:** Mayor Johnson**Alders:** Mitchell, Chico

Scope of annual budget for Special Service Area No. 5 Commercial Avenue

O2025-0020634**Ward:** 14**27. Sponsor:** Mayor Johnson**Aldersperson:** Guitierrez

Scope of annual budget for Special Service Area No. 7 Kedzie Industrial Park

O2025-0020635**Wards:** 11, 12, 15, 20**28. Sponsor:** Mayor Johnson**Alders:** Lee, Ramirez, Lopez, Taylor

Scope of annual budget for Special Service Area No. 10 Back of the Yards

O2025-0020636**Wards:** 3, 11, 15, 20**29. Sponsor:** Mayor Johnson**Alders:** Dowell, Lee Lopez, Taylor

Scope of annual budget for Special Service Area No. 13 Stockyards

O2025-0020637**Ward:** 34**30. Sponsor:** Mayor Johnson**Aldersperson:** Conway

Scope of annual budget for Special Service Area No. 16 Greektown

O2025-0020638**Wards:** 40, 47, 48**31. Sponsor: Mayor Johnson****Alders:** Vasquez, Martin, Manna-Hoppenworth

Scope of annual budget for Special Service Area No. 22 Clark Street-Andersonville

O2025-0020639**Wards:** 6, 17**32. Sponsor: Mayor Johnson****Alders:** Hall, Moore

Scope of annual budget for Special Service Area No. 32-2024 Auburn-Gresham

O2025-0020640**Wards:** 1, 27, 32**33. Sponsor: Mayor Johnson****Alders:** La Spata, Burnett, Waguespack

Scope of annual budget for Special Service Area No. 33 Wicker Park/Bucktown

O2025-0020641**Wards:** 12, 14**34. Sponsor: Mayor Johnson****Alders:** Ramirez, Gutierrez

Scope of annual budget for Special Service Area No. 39 Brighton/Archer

O2025-0020643**Wards:** 5, 7, 8**35. Sponsor: Mayor Johnson****Alders:** Yancy, Mitchell, Harris

Scope of services, budget and management agreement for Special Service Area No. 42 71st Street-Stony Island

O2025-0020644**Wards:** 5, 8**36. Sponsor: Mayor Johnson****Alders:** Yancy, Harris

Scope of services, budget and management agreement for Special Service Area No. 50 Calumet Heights/Avalon

O2025-0020645**Wards:** 6,8**37. Sponsor: Mayor Johnson****Alders:** Hall, Harris

Scope of services, budget and management agreement for Special Service Area No. 51 Chatham

O2025-0020646**Ward:** 3**38. Sponsor: Mayor Johnson****Alder:** Dowell

Scope of services, budget and management agreement for Special Service Area No. 52-2021 51st Street

O2025-0020647**Ward:** 19**39. Sponsor: Mayor Johnson****Alder:** O'Shea

Scope of services, budget and management agreement for Special Service Area No. 55 111th/Kedzie

O2025-0020648**Wards:** 14,15,16**40. Sponsor: Mayor Johnson****Alders:** Gutierrez, Lopez, Coleman

Scope of services, budget and management agreement for Special Service Area No. 59-2022 59th Street

O2025-0020649**Wards:** 33, 35, 40**41. Sponsor: Mayor Johnson****Alders:** Rodriguez Sanchez, Quezada, Vazquez

Scope of services, budget and management agreement for Special Service Area No. 60 Albany Park

O2025-0020650**Wards:** 4,5**42. Sponsor: Mayor Johnson****Alders:** Robinson, Yancy

Scope of services, budget and management agreement for Special Service Area No. 61-2023 Hyde Park

O2025-0020651**Wards:** 17,18,19,21**43. Sponsor: Mayor Johnson****Alders:** Moore, Curtis, O'Shea, Mosley

Scope of services, budget and management agreement for Special Service Area No. 69 95th/Ashland

O2025-0020652**Wards:** 9, 21**44. Sponsor: Mayor Johnson****Alders:** Beale, Mosley

Scope of services, budget and management agreement for Special Service Area No. 71 Roseland

O2025-0020630**Wards:** 28, 37**45. Sponsor: Mayor Johnson****Alders:** Ervin, MittsExtension of term for Special Service Area No. 72
(The Village: Austin Chicago Avenue Cultural Corridor)**O2025-0020653****Wards:** 2,42**46. Sponsor: Mayor Johnson****Alders:** Hopkins, Reilly

Scope of services, budget and management agreement for Special Service Area No. 76-2024 N. Michigan ave.

O2025-0020654**Ward:** 28**47. Sponsor: Mayor Johnson****Aldersperson:** Ervin

Scope of services, budget and management agreement for Special Service Area No. 77 West Garfield Park

O2025-0020655**48. Sponsor: Mayor Johnson**

Scope of services, budget and management agreement for Special Service Area No. 80 Englewood

Wards: 16, 20**Alders:** Coleman, Taylor**O2025-0020656****49. Sponsor: Mayor Johnson**

Scope of services, budget and management agreement for Special Service Area No. 81 87th St/Business

Wards: 6, 21**Alders:** Hall, Mosley**O2025-0020657****50. Sponsor: Mayor Johnson**

Scope of services, budget and management agreement for Special Service Area No. 82 Division-Dearborn for Year 2026

Ward: 2**Alder:** Hopkins**TAX INCENTIVES****Class 6(b)****51. O2025-0020533****Sponsor: Mayor Johnson**

Support of Class 6(b) tax incentive for property at 4000 S Racine Ave

Ward: 11**Aldersperson:** Lee**Class L****52. O2025-0020534****Sponsor: Mayor Johnson**

Support of Class L Tax incentive for portions of building at 135 S LaSalle St for renovation as commercial space

Ward: 34**Aldersperson:** Conway**53. O2025-0020535****Sponsor: Mayor Johnson**

Support of Class L Tax incentive for rehabilitation of building at 1032 W. Fulton Market

Ward: 27**Aldersperson:** Burnett



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BUDGET & GOVERNMENT OPERATIONS
CONTRACTING OVERSIGHT & EQUITY
LICENSE & CONSUMER PROTECTION
HOUSING & REAL ESTATE
COMMITTEES & RULES
FINANCE

NOTICE OF A RECONVENED MEETING

Notice is hereby given that the Chicago City Council

COMMITTEE ON ECONOMIC, CAPITAL, AND TECHNOLOGY DEVELOPMENT

met at 12:00 PM on Monday, November 10, 2025,

recessed at 12:54 PM and will RECONVENE in Room 201A on

Wednesday, November 12, 2025, at 10:00 AM CT

Written public comment on any of the items listed on the agenda will be accepted at ECTD@cityofchicago.org until 12:00 PM CT on Tuesday, November 11, 2025.

Copies of the Agenda of matters to be considered at this meeting will be available in the office of the Committee on Economic, Capital, and Technology Development, Room 300, City Hall, and electronically on the Chicago City Clerk's website.

Gilbert Villegas, Chairman
Committee on Economic, Capital, and Technology Development

Committee on Housing and Real Estate



CITY OF CHICAGO



COMMITTEE ON HOUSING & REAL ESTATE

CITY COUNCIL

CITY HALL - 3RD FLOOR
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN BYRON SIGCHO-LÓPEZ
CHAIRMAN

PHONE: 312-744-0584

AGENDA

Thursday, November 13th, 2025
10:00 am

Approval of Monthly Rule 45 Report
- October 7th, 2025

Department of Planning and Development

1. ([O2025-0020529](#)) Sale of City-owned property at 1641, 2045, 2047, 2049, 2051, 2055, 2057 W Warren Blvd and 1656, 1658, 1666, 1700, 1710 W Madison St to RE Holdings Group LLC under ChiBlockBuilder platform.

(27th Ward)

Market Rate Sale \$2,482,620.00, Total of 12 lots

Lot Dimensions

2045 W Warren Blvd	20' x 124'
2047 W Warren Blvd	20' x 124'
2049 W Warren Blvd	18.45' x 124'
2051 W Warren Blvd	23.54' x 124'
2055 W Warren Blvd	18' x 124'
2057 W Warren Blvd	60' x 124'
1700 W Madison St	9.69' x 122.75'
1710 W Madison St	44' x 122.75'
1641 W Warren Blvd	19.94' x 124.7'
1656 W Madison St	20' x 124.7'
1658 W Madison St	19.93' x 124.7'
1666 W Madison St	59.88' x 124.7'

2. ([O2025-0020525](#)) Sale of City-owned property at 1317 E 71st St to E-Z Tree Recycling, Inc. under ChiBlockBuilder platform.

(5th Ward)

Market Rate Sale \$86,000.00

Lot Dimensions ~125' x 152'

3. ([SO2025-0020527](#)) Sale of City-owned property at 4840 S St. Lawrence Ave to Jaroslaw Madry under ChiBlockBuilder platform.

(4th Ward)

Market Rate Sale \$120,000.00

Lot Dimensions 50' x 125'

4. ([O2025-0020528](#)) Sale of City-owned property at 714 E 44th St to Steps Inc. Consulting.
(4th Ward)
Market Rate Sale \$116,000.00
Lot Dimensions 33.6' x 108'

5. ([O2025-0020524](#)) Sale of City-owned property at 4028 S Ellis Ave to Chicago Crane
Commercial LLC under ChiBlockBuilder platform.
(4th Ward)
Market Rate Sale \$345,000.00
Lot Dimensions 60' x 180'

Committee on Public Safety



CITY OF CHICAGO

ALDERMAN BRIAN HOPKINS, 2ND WARD
CHAIRMAN

COMMITTEE ON PUBLIC SAFETY
CITY COUNCIL
CITY HALL ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

EMAIL: committeeonpublicsafety@cityofchicago.org
Phone: (312)744-6836

SUMMARY OF REPORTS
THE COMMITTEE ON PUBLIC SAFETY
TO BE SUBMITTED TO THE CITY COUNCIL
AT THE MEETING ON
FRIDAY, NOVEMBER 14, 2025

November 10, 2025:

- July and September 2025 Rule 45 Reports. (APPROVAL)
- **R2025-0019950:** "Call for creation of Chicago-Cook County Task Force to Reduce Violence Against Women." (RECOMMENDED DO PASS)

Sincerely,

A handwritten signature in cursive script that reads "Brian Hopkins".

Brian Hopkins
Chairman, Committee on Public Safety

Committee on Zoning, Landmarks and Building Standards

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF NOVEMBER 3, 2025

LANDMARK DESIGNATIONS

DOCUMENT # O2025-0019665 ORDINANCE REFERRED (9-25-25)

WARD: 29

Historical landmark designation for Fred C. Beeson House No. 4 at 5830 W Midway Park

DOCUMENT # O2025-0020463 ORDINANCE REFERRED (10-16-25)

Ward: 34

Historical landmark designation for Bankers Building at 105 W Adams St

FEE WAIVER OF LANDMARKED BUILDINGS

DOCUMENT # Or2025-0020288 (2nd WARD) ORDINANCE REFERRED (10/16/25)

Historical landmark fee waiver for property at 310 W Concord Place

DOCUMENT # Or2025-0020320 (5th WARD) ORDINANCE REFERRED (10/16/25)

Permit fee waiver for Griffin Museum of Science and Industry

ALDERMANIC MAP AMENDMENTS

NO. A-9052 (6th WARD) ORDINANCE REFERRED (9-25-25)

DOCUMENT # O2025-0019316

Common Address: 2-356 E 95th St, 9401-9443 S State St

Applicant: Alderman William Hall

Change Request: RS1 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, B1-1 Neighborhood Shopping District, B3-1 Community Shopping District and C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9063 (8th WARD) ORDINANCE REFERRED (9-25-25)

DOCUMENT # O2025-0019683

Common Address: 412-736 E 95th St, 9447-9455 S Vernon Ave, 9345-9443 S St. Lawrence Ave, 9410-9444 S Champlain Ave, 9409-9441 S Champlain Ave, 9426-9438 S Langley Ave, 9421-9439 S Langley Ave and 9303-9345 S Burnside Ave

Applicant: Alderwoman Michelle Harris

Change Request: RS-2 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, B1-1 Neighborhood Shopping District, B3-1 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9064 (8th WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0019688

Common Address: 9449-9465 S Cottage Grove, 9445 S Burnside Ave

Applicant: Alderwoman Michelle Harris

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9070 (21st WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0019838

Common Address: : 9443-9447 S Green St, 9418-9530 S Halsted St , 9449-9455 S Halsted St, and 732-744 W 95th St

Applicant: Alderman Ronnie Mosley

Change Request: B1-1 Neighborhood Shopping District, B3-1 Community Shopping District, and C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-9071 (21st WARD) ORDINANCE REFERRED (9-25-25)
DOCUMENT # O2025-0019838

Common Address: 634-724 W 95th Street

Applicant: Alderman Ronnie Mosley

Change Request: RS-2 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, and B2-3 Neighborhood Mixed-Use District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-9018 (27th WARD) ORDINANCE REFERRED (6/18/25)
DOCUMENT # O2025-

Common Address: 3250-3256 W Franklin Boulevard, 519-523 N Spaulding Ave, 520-522 N Sawyer Ave

Applicant: Zoning Administrator, Patrick Murphey

Change Request: Planned Development No. 836 to B3-1 Community Shopping District

MAP AMENDMENTS

NO. 22910 (4th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020570

Common Address: 4624 South Ellis Avenue

Applicant: Standard Ellis Lakeview Venture LP, an Illinois limited partnership

Owner: Federal Home Loan Mortgage Corporation

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: RM-5 Residential Multi-Unit District to RM5.5 Residential Multi Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit the Enclosure of the first-floor arcade overhang, which increases the floor rea of the existing building

NO. 22903 (22nd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020562

Common Address: 2637-2643 South Harding Avenue

Applicant: R4C LLC

Owner: R4C LLC

Attorney: Acosta Ezgur, LLC - Rolando R Acosta

Change Request: RS-3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To legalize the existing uses

NO. 21170T1 (25th WARD) ORDINANCE REFERRED (9-21-22)
DOCUMENT #02022-2923

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2334-2336 South Hoyne Avenue

Applicant: Diamond Properties Group, LLC

Owner: Diamond Properties Group, LLC

Attorney: Daniel G. Lauer, Esq.

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow the sub-division of one improved zoning lot measuring 49' x 104.50' into two zoning lots measuring 24' x 104.50' and 25' x 104.50.' This will allow the new construction of a 3- story 3 flat and allow the existing building to remain in compliance with bulk and density requirements of the B2-3.

NO. 22879-T1 (25th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020025

Common Address: 1030 West 21st Street

Applicant: Oki Re LLC

Owner: Oki Re LLC

Attorney: Timothy King

Change Request: M1-2 Limited Manufacturing/Business Park District to B3-3 Community Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The zoning change will allow for an indoor event venue allowing residents to host events in a first-class facility within the ward

NO. 22897-T1 (26th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020486

Common Address: 1138 North California Avenue

Applicant: Thomas Street Partners LLC

Owner: Thomas Street Partners LLC

Attorney: Sara K Barnes- Gozdecki, Del Giudice, Americus & Brocato LLP

Change Request: B3-1 Community Shopping District to B3-1 Community Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The subject property is improved with a two-story and one-story conjoined, the ground floor of which is occupied by a community live theatre venue (The facility Theatre) and the second floor of which is comprised of a single dwelling unit

NO. 22877-T1 (27th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020108

SUBSTITUTE NARRATIVE AND PLANS
SUBSTITUTE ORDINANCE

Common Address: 930 West Huron Street

Applicant: 930 Huron LLC

Owner: Two Down LLC

Attorney: Agnes Plecka/ Jaffe & Berlin

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow residential use on the property and comply with the bulk and density standards of the B2-5 Neighborhood Mixed-Use District to build a new six-story residential building with thirty-five dwelling units and twenty-nine car interior garage

NO. 22906-T1 (27th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020565

Common Address: 1480 West Huron Street

Applicant: EZMB LLC

Owner: John Montanez & Jessie Montanez

Attorney: Daniel G Lauer, Esq

Change Request: RS-3 Residential Single Unit District to RM-4.5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: In order to construct a four-story, three-unit building

NO. 22895-T1 (28th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020476

Common Address: 1313 South Talman Avenue

Applicant: Talman Street LLC

Owner: City of Chicago

Attorney: Nicholas Ftikas-Law Offices of Samuel V.P Banks

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM4.5 Residential Multi Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit the construction of a proposed three-story residential building containing three dwelling units. The building will be supported by two off-street parking spaces at the rear.

NO. 22908-T1 (28th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020567

Common Address: 136 North Kedzie Avenue

Applicant: The Michaels Development Company LLP

Owner: City of Chicago

Attorney: DLA Piper LLP (US) Mariah DiGrino

Change Request: C1-3 Commercial Neighborhood District and B3-3 Community Shopping District to B3-3 Community Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow for the development of a 5-story building containing fifty-one affordable dwelling units, ground floor commercial space, and approximately twelve accessory parking spaces

NO. 22909-T1 (30th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020568

Common Address: 3530-3536 North Milwaukee Avenue

Applicant: Rafael Szymanski

Owner: Gail Deadwyler

Attorney: Thomas S Moore - McCarthy Duffy LLP

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To meet the bulk and density standards of the B2-3 zoning district to allow the applicant to construct two multi dwelling unit residential buildings

NO. 22905-T1 (30th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020564

Common Address: 6148 West Diversey Avenue, 2821 North Melvina Avenue

Applicant: Melsey LLC

Owner: Melsey LLC

Attorney: John J George, Akerman LLP

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and B3-1 Community Shopping District to C2-1 Motor Vehicle Related District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The prior use of the property as a motor vehicle repair shop was nonworking and has lapsed. The rezoning will allow for the motor vehicle repair use to resume full compliance with exoring code

NO. 22898 (32nd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020493

Common Address: 2852-2856 North Southport Avenue

Applicant: Jacksongeorge LLC

Owner: Jacksongeorge LLC

Attorney: Thomas S Moore

Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To meet the bulk and density standards of the B1-2 zoning district to return the property to the original zoning as agreed with the community group

NO. 22896-T1 (32nd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020481

Common Address: 2249 West Belmont Avenue

Applicant: BM International Builders Inc

Owner: Chicago Title Land Trust Company known as Trust No. 53104

Attorney: Law Offices of Samuel V.P Banks, Nicholas Ftikas

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit the construction of a new four-story residential building containing six residential dwelling and six off-street garage parking spaces

NO. 22907-T1 (36th WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020566

Common Address: 2333 West Huron Street

Applicant: EZMB LLC

Owner: Miguel Mendoza, Jorge Mendoza

Attorney: Daniel G Lauer, Esq

Change Request: RS-3 Residential Single Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To construct a three unit building with three car garage

NO. 22845-T1 (40th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019640

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 5054-5060 North Ashland Avenue

Applicant: Mackinaw Development LLC

Owner: Rockland Holdings (Series) LLC

Attorney: Acosta Ezgur LLC - Rolando R Acosta

Change Request: RS3 Residential Single Unit (Detached House) District to B2-3 Community Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: Demolish the existing improvements and construct a five-story, 26-unit residential building

NO. 22911-T1 (43rd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020571

Common Address: 935 West Willow Street

Applicant: Jenny PARK, Joon Hwan Park

Owner: Mon Ami Properties LLC

Attorney: Daniel G Lauer Esq

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to RM-5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: In order to construct two three story single family residences each with a two car garage accessed from the Public Alley or from the existing curb cut on Willow Street

NO.22902 (43rd WARD) ORDINANCE REFERRED (10/16/25)
DOCUMENT # O2025-0020561

Common Address: 1120 West Fullerton Avenue

Applicant: Chicago Title Land Trust Company No 10-4191

Owner: Chicago Title Land Trust Company No 10-4191

Attorney: Law Offices of Samuel V.P Banks, Nicholas Ftikas

Change Request: RT-4 Residential Two-Flat Townhouse and Multi-Unit District to B3-2 Community Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To bring the existing three-story mixed-use building into compliance with the Chicago Zoning Ordinance

NO. 22888 (43rd WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020111

Common Address: 2505 North Lincoln Avenue

Applicant: Somm Somm Restaurant Group LLC

Owner: Prime Lincoln 2501 Associates LLC

Attorney: Daniel Rubinow

Change Request: B3-3 Community Shopping District to C1-3 Neighborhood Commercial District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: Tenants wish to open a wine shop and wine bar/tavern current zoning (B3) restricts additional tavern licenses for consumption on premises liquor within 400 feet of existing premises licensed for the sale of alcohol

NO. 22885 (44th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0020110

PASS AS REVISED

Common Address: 554-628 West Diversey Parkway

Applicant: Wintrust Bank

Owner: Avanath Lincoln Park, LLC, a Delaware limited liability company

Attorney: Daniel J Dowd

Change Request: Planned Development No. 306 amended, to Planned Development No. 306 as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To add financial institutions with walk-up Atm services as a permitted use under PD306

NO. 22838 (44th WARD) ORDINANCE REFERRED (9/25/25)
DOCUMENT #O2025-0019623

Common Address: 3650 North Clark Street

Applicant: Gramar LLC

Owner: Gramar LLC

Attorney: Law Offices of Samuel V.P. Banks, Nicholas Ftikas

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant is seeking to renovate the existing one-story building and permit the establishment of an adult-use cannabis dispensary at the subject property

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2025-0020504	22	4000 W 26 th St	PLS Check Cashers of Illinois, Inc.
Or2025-0020505	27	134 S California Ave	BandWith Music LTD
Or2025-0020474	29	6609 W Fullerton	Raising Cane's
Or2025-0020517	34	130 S Jefferson St	TopstepTrader, LLC
Or2025-0020226	42	171 N LaSalle St	JRTC Holdings, LLC C/O The Prime Group Inc.
Or2025-0020292	42	22 E Hubbard St	Brittney Givens
TBD	47	2630 W Bradley Pl.	HGIT Bradley Center 1 LLC
TBD	47	2500 W Bradley Pl.	HGIT Bradley Center 2 LLC
TBD	47	2500 W Bradley Pl.	HGIT Bradley Center 2 LLC
Or2025-0020508	48	5318 N Broadway	Little Caesar Enterprises, Incorporated
Or2025-0020511	48	5318 N Broadway	Little Caesar Enterprises, Incorporated

R E S O L U T I O N

WHEREAS, Mayor Brandon Johnson on October 16, 2025, submitted to the City Council the Executive Budget of the City of Chicago for the fiscal year beginning January 1, 2026, and ending December 31, 2026; and

WHEREAS, It is provided by law that at least one public hearing shall be held by the corporate authorities on the budget document not less than one week after publication thereof in such manner as the corporate authorities may determine, and prior to final action thereon; and

WHEREAS, It is further provided by law that notice of such hearing shall be given by publication in a newspaper having general circulation in the City of Chicago not less than one week prior to the time of such hearing; now, therefore,

BE IT RESOLVED, That the budget document for the fiscal year beginning January 1, 2026, and ending December 31, 2026, as submitted by the Mayor to the City Council, be published in pamphlet form and made available for public inspection in the Office of the City Clerk no later than October 20, 2025; and

BE IT FURTHER RESOLVED, That the public hearing on said budget document be held by the City Council at 11:30 a.m. on November 14, 2025, in the City Council Chamber in City Hall; and the City Clerk is hereby directed to cause a notice of such hearing to be published in a newspaper having general circulation in the City of Chicago at least one week prior to the time of such public hearing.



Jason C. Ervin
Alderman, 28th Ward