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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

Committee on Economic, Capital and Technology Development
MONTHLY RULE 45 REPORT
February 2025

On **Tuesday, February 11, 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 were **present**: Villegas, Gilbert (36), Mosley, Ronnie L. (21), La Spata, Daniel (01), Mitchell, Gregory I. (07), Chico, Peter (10), Lee, Nicole T. (11), Gutierrez, Jeylu B. (14), Lopez, Raymond A. (15), Cruz, Ruth (30), Cardona, Jr., Felix (31), Waguespack, Scott (32), Mitts, Emma (37), Napolitano, Anthony V. (41), Manaa-Hoppenworth, Leni (48)

The following non-members were **present**: Sposato, Nicholas.

Ald. Gutierrez motioned to allow Aids. La Spata, Napolitano, and Sposato to participate remotely, via Rule 59. The motion passed without objection by the same roll call vote that was applied to determine quorum.

PUBLIC COMMENT

No person(s) signed up for public comment.

Approval of January 2025 Rule 45 Monthly Report

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

Appointments

1 [A2025-0014860](#)

Appointment of John Harder as member of Special Service Area No. 76-2024, North Michigan Avenue Advisory Council Commission

2 [A2025-0014861](#)

Appointment of Julie Cameron as member of Special Service Area No. 76-2024, North Michigan Avenue Advisory Council Commission

- *Chairman Villegas stated that Oneida Pate, a City Planner with the Department of Planning and Development, was present and able to answer any questions on the appointments..*
- *Chairman Villegas noted that the ECTD team had received indications of support or non-objection, for the appointments and reappointments, from the following City Council members associated with each Special Service Area: Aids. Hopkins and Reilly.*
- *Chairman Villegas noted the appointees were unable to appear at the meeting.*
- *Ald. Mitchell moved to approve the appointments. The items passed without objection by the same roll call vote applied to determine quorum, and Chairman Villegas stated that the do-pass recommendation would be reported out at the following City Council meeting.*

Recommended to Pass - Passed by Committee Approved

Tax Incentives/Class 6(b)

3 [O2025-0014830](#)

Support of Class 6(b) tax incentive for property at 4209 W Lawrence Ave

Jeffrey Cohen, Deputy Commissioner with the Department of Planning & Development, presented in support of the Class 6(b) tax incentive ordinance for the rehabbing of a property located at 4209 W Lawrence Ave.

Mr. Cohen stated that the tax incentive will create 15 full-time and 8-10 part-time jobs and the investment will rehabilitate a long vacant property.

Chairman Villegas opened the floor to any comments or questions from the committee and requested that the developer step forward to answer questions.

Ald. Mitts shared her support for both the developer of this property and for the tax incentive and referred to work that the developer had completed in the 37th and 27th wards. She urged passage of the ordinance.

Chairman Villegas stated that Ald. Nugent had provided a letter of support for the project tax incentives.

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

Recommended to Pass - Passed by Committee Passed

4 [O2025-0014831](#)

Support of Class 6(b) tax incentive for property at 4901 W Arthington St

Jeffrey Cohen Deputy Commissioner with the Department of Planning & Development, presented in support of the Class 6(b) tax incentive ordinance for an already completed project for a denim manufacturing company located at 4901 W. Arthington St.

Chairman Villegas opened up the floor for any questions from the committee members and asked if the developers had used any minority or women-owned firms for the construction.

A member of the development team stated that they did use Prado construction and assisted in getting them certified during the construction process.

Chairman Villegas stated that Ald. Scott had provided a letter of support for the tax incentive.

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

**Recommended to Pass - Passed by Committee
Passed**

- 5 [O2025-0014834](#)
Support of Class 6(b) tax incentive for property at 4555 S Racine Ave

Shivan Patel financial planning analyst with the Department of Planning & Development, presented in support of the ordinance to renew the Class 6(b) tax incentive for expanding an already existing property located at 4555 S Racine Ave.

Mr. Patel stated that the incentive will help retain 200 full-time jobs and help to create 25 additional full-time jobs.

Chairman Villegas opened the floor for questions.

Ald. Lee expressed her full support for the incentive because of the continued investment into the area. Chairman Villegas inquired where the company Fresh Edge was headquartered.

The development team replied that the company is headquartered in Indianapolis, Indiana.

Ald. Lopez expressed his support for the incentive and the company because of the great work that they have done in the Southwest side of Chicago for over a century. He then asked for the favorable consideration of this incentive.

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

**Recommended to Pass - Passed by Committee
Passed**

- 6 [O2025-0014835](#)
Support of Class 6(b) tax incentive for property at 5440-5450 N Northwest Hwy
William Grams Financial Planning Analyst with the Department of Planning & Development, presented in support of the ordinance to renew the Class 6(b) tax incentive for expanding an already existing property located at 5450 N Northwest Hwy.

Mr. Grams stated that the incentive will help to create 5 additional full-time jobs.

Chairman Villegas opened the floor for any questions or comments and stated that Ald. Gardiner had submitted a letter of support for this tax incentive.

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

**Recommended to Pass - Passed by Committee
Passed**

- 7 [O2025-0014840](#)
Support of Class 6(b) tax incentive for property at 4221 N Normandy Ave

Jeffrey Cohen, Deputy Commissioner with the Department of Planning & Development, presented in support of the ordinance to renew the Class 6(b) tax incentive for the rehabbing of a property located at 4221 N Normandy Ave.

Mr. Cohen stated that this incentive to improve the existing facility could attract a new tenant that would employ 25-75 full-time jobs at this location.

Chairman Villegas opened the floor to any questions or comments.

Ald. Sposato, who attended the committee meeting virtually, shared his support for the passing of this tax incentive for a facility located in his ward.

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

**Recommended to Pass - Passed by Committee
Passed**

Adjournment

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

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

A complete recap of the meeting can be found at <https://vimeo.com/showcase/8928495/video/1055675376>