



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

**AGENDA OF MATTERS  
TO BE CONSIDERED  
BY THE  
COMMITTEE ON FINANCE  
WEDNESDAY, JANUARY 14, 2026  
10:00 A.M.**

**CITY HALL – SECOND FLOOR - COUNCIL CHAMBER**

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**MONTHLY RULE 45 REPORT**

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

**DEPARTMENT OF LAW**

1. A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the month of November 2025.
2. A communication transmitting reports of cases in which verdicts, judgments or settlements were entered into for the month of December 2025.
3. Three (3) proposed orders authorizing the Corporation Counsel to enter into and execute Settlement Orders in the following cases:
  - A. Nicolas Sintos v. City of Chicago, Case No. 21 C 5327 (Northern District of Illinois).  
**Amount: \$162,500.**
  - B. Tim Anderson, et al. v. David Brown, et al., Case No. 1:23-cv-2245 (Northern District of Illinois).  
**Amount: \$875,000.**
  - C. Orlando J. Ramirez and Jesus Alvarez Vasquez and as Joint Special Co-Administrators of the Estate of Angel E. Alvarez Montesinos, deceased v. City of Chicago, Michael Spilotro III, Erik Arroyo, John Does, individually and as agents of City of Chicago., Case No. 2023 L 010164. **Amount: \$22,000,000.**  
**(\$20M paid by the City and \$2M paid by the City's insurance)**



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**DEPARTMENT OF HOUSING**

4. An ordinance authorizing the assumption of the HOME loan, a loan subordination, the restructuring of the loan agreement with The Habitat Company, LLC and the sale and transfer of Renaissance Saint Luke located at **1501 W. Belmont Avenue**.  
**([O2025-0021658](#))** **32<sup>nd</sup> Ward**
  
5. An ordinance authorizing the assumption of the Multi-family program funds, a loan subordination, the restructuring of the loan agreement with The Habitat Company, LLC and the sale and transfer of Wicker Park Renaissance, a Single-Room Occupancy, located at **1527-1531 N. Wicker Park Avenue**.  
**([O2025-0021657](#))** **1<sup>st</sup> Ward**
  
6. A substitute ordinance concerning the execution of a Tax Increment Financing (TIF) Redevelopment Agreement with 30 N LaSalle MF Redevelopment LLC and Downtown Chicago Neighborhood Council NFP for the property located at **30 N. LaSalle Street**.  
**([SO2025-0021691](#))** **34<sup>th</sup> Ward**  
*Amount not to exceed: \$57,000,000. TIF*

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

7. A substitute ordinance approving the First Amendment to the Tax Increment Financing (TIF) Redevelopment Agreement and the Amended City Deed Covenants with Sinai Health System, located at **1500 S Fairfield Avenue**, to convey the property located at **3100-58 W. Ogden Avenue** and **3142 W. 16<sup>th</sup> Street** to One Lawndale Children's Discovery Center.  
**([SO2025-0021656](#))** **24<sup>th</sup> Ward & 28<sup>th</sup> Ward**



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8. A substitute ordinance authorizing the submission of the U.S. Department of Housing and Urban Development (HUD) Section 108 Loan Application for the rehabilitation of the property located at **2135 N. Milwaukee Avenue** (Congress Theater). **1<sup>st</sup> Ward**  
**(SO2025-0021894)** *Amount up to: \$25,250,000.*

**CITY COUNCIL**

9. An ordinance, introduced by Alderman Samantha Nugent (39<sup>th</sup> Ward), approving the amendment of Article XXVI: Effective Dates of 2026 the Municipal Code Revenue Ordinance Alternative (SO2025-0021719).  
**(O2025-0021972)**
10. A resolution, introduced by Alderman Jason Ervin (28<sup>th</sup> Ward), calling for a fixed time and place for a public hearing on the formation of the Chicago Tourism Improvement District (CTID) to be held on February 27, 2026 at 10:00 AM at the City Council Chamber, located at City Hall, 121 N. LaSalle Street, Second Floor.  
**(R2025-0021936)**

**MISCELLANEOUS**

11. A proposed order **authorizing** the payment of various small claims against the City of Chicago.  
**(Direct Introduction)**
12. A proposed order **denying** the payment of various small claims against the City of Chicago.  
**(Direct Introduction)**