



ALDERMAN, 36TH WARD  
6934 WEST DIVERSEY AVENUE  
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, AND TECHNOLOGY DEVELOPMENT  
**COMMITTEE VICE CHAIRMAN**  
COMMITTEES AND RULES  
**COMMITTEE MEMBERSHIPS**  
ZONING, LANDMARKS, AND BUILDING STANDARDS  
.....  
BUDGET AND GOVERNMENT OPERATIONS  
.....  
CONTRACTING OVERSIGHT AND EQUALITY  
.....  
LICENSE AND CONSUMER PROTECTION  
.....  
WORKFORCE DEVELOPMENT  
.....  
AVIATION  
.....  
FINANCE

**MONTHLY REPORT — February 2021**

Pursuant to Rule 45 of the City Council Rules of Order, the **Committee on Economic, Capital, and Technology Development** submits the following **Monthly Report for February 2021**:

**COMMITTEE MEETING HELD ON February 16, 2021**

**In compliance with Governor Pritzker's Executive Orders 2020-7, 2020-10, and 2020-18, attendance at this meeting was held by remote means only.**

Chairman Villegas called the meeting to order at 2:03 PM

Roll Call

The following members of the Committee were present as determined during roll call: Aldermen Villegas, Sawyer, Harris, O'Shea, Tabares, Scott, Burnett, Reboyras, Vasquez, Reilly, Tunney, and Hadden. With 12 members present, quorum was established.

Approval of the September Monthly Report

There were no comments on or corrections to the January Monthly Report. Alderman Reilly moved to approve the Report. The motion carried with no objections.

Public Comment

There was no public comment.

Items 1-6

The following items were voted on collectively:

- A2021-1** Appointment of Luis A. Monje as member of Special Service Area No. 27, West Lakeview Commission
- A2021-2** Appointment of Ria Tjong as member of Special Service Area No. 27, West Lakeview Commission
- A2021-3** Reappointment of Dominic Irpino as member of Special Service Area No. 34, Uptown Commission

- A2021-4** Reappointment of Lesley Showers as member of Special Service Area No. 34, Uptown Commission
- A2021-5** Reappointment of Charles K. Newsome as member of Special Service Area No. 34, Hyde Park Commission
- A2021-6** Reappointment of Mary J. Rogel as member of Special Service Area No. 61, Hyde Park Commission

- *Chairman Villegas asked if any of the Special Service Area (“SSA”) appointees would like to make a statement.*
- *None of the appointees chose to make a statement.*
- *Chairman Villegas asked for a motion to recommend approval.*
- *Alderman Reboyras moved to recommend approval of the appointments by the same roll call as was used to determined quorum.*
- *There were no objections, motion carried.*

Chairman Villegas thanked the newly appointed commissioners for their service to the City

#### Item 7

- O2021-416** Support of Class 7(b) tax incentive for property at 1534 S Western Ave

- *Emmett Morrissey, Financial Planning Analyst for the Department of Planning and Development, gave a presentation on the project.*
- *Chairman Villegas opened the floor to comments and questions.*
- *Alderman Scott congratulated Alderman Ervin on the project. He asked if the 50 jobs that would be created by the project were all in the brewery or if it included the creative space being developed within the project.*
- *Mr. Emmett responded that the 50 jobs were related to the brewery and its restaurant operations.*
- *Alderman Scott asked if DPD had any idea of the number of jobs that would be created within the remaining space.*
- *Mr. Emmett deferred to the developers.*
- *Michael Myers, attorney for the developers, responded that his clients were calling in and would need to be unmuted.*
- *Chairman Villegas responded that they could unmute themselves by pressing star six.*
- *Peter Cacciatore, one of the developers, estimated that it could be in the hundreds considering there were still over 50,000 square feet of office space.*
- *Alderman Scott asked if any work was going to be done in collaboration with Cinspace (Cinspace Chicago Film Studios), a neighboring property.*
- *Mr. Cacciatore responded that there were some talks, but due to COVID, everything was on hold.*
- *Alderman Scott responded that he would like a follow up once things started moving forward.*
- *Chairman Villegas as Ms. Álvarez to add Alderman Sposato to the roll. He then asked if any other aldermen would like to be added. The Chairman asked for a motion to recommend passage of the ordinance.*
- *Alderman Scott so move.*

- *The motion carried with no objection.*

#### Item 8

**O2021-453** Support of Class 6(b) tax incentive for property at 1321 W 119th St

- *Mr. Morrissey also presented this project.*
- *Chairman Villegas opened the floor to questions or comments.*
- *There were no questions.*
- *Chairman Villegas asked for a motion to recommend passage.*
- *Alderman Scott motioned to recommend passage.*
- *The motion carried with no objection.*

#### Item 9

**O2021-454** Support of Class 6(b) tax incentive for property generally located at 3408 E 118th St

- *Mr. Morrissey present this project as well.*
- *Chairman Villegas opened the floor to questions or comments.*
- *Chairman Villegas recognized Alderwoman Sadlowski Garza, who represents the ward in which the project is located.*
- *Alderwoman Sadlowski Garza spoke in favor of the ordinance, correcting Mr. Morrissey on how long the land had laid vacant (30 years).*
- *Chairman Villegas asked Ms. Álvarez to add Vice-Chair Mitchell to the roll. He asked for a motion to recommend passage.*
- *Alderman Tunney motioned to recommend passage of the item.*
- *With no objection, the motion carried.*
- *Chairman Villegas congratulated Alderwoman Sadlowski Garza and thanked North Point Development for choosing Chicago to do business.*

#### Item 10

**O20210-456** Support of Class 6(b) tax incentive renewal for property at 4545 W Armitage and 4559 W Armitage

- *Mr. Morrissey presented the project.*
- *Chairman Villegas opened the floor for questions.*
- *There were no questions.*
- *Chairman Villegas asked for a motion to recommend passage.*
- *Alderwoman Hadden so moved.*
- *The motion carried without objection.*

Chairman Villegas thanked Justin Heath, his staffer in both the 36th Ward and for the Committee, who recently accepted a position with the Chicago Public Schools.

## Adjournment

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

Alderman Reboyras so moved.

The Committee on Economic, Capital and Technology Development was adjourned at 2:32 PM.

The members of the Committee on Economic, Capital and Technology Development in attendance included: Aldermen Villegas (36), Mitchell (7), Sawyer (6), Harris (8), O'Shea (19), Tabares (23), Scott (24), Burnett (27), Reboyras (30), Sposato (38), Vasquez (40), Reilly (42), Tunney (44), and Hadden (49).

Members of the City Council not on the committee in attendance included: Alderwoman Sadlowski Garza (10) and Alderman Cardona (31)

Respectfully submitted by:

Carlos Díaz

For the Committee on Economic, Capital and Technology Development