



CITY OF CHICAGO



BYRON SIGCHO-LOPEZ
ALDERMAN, 25TH WARD

Committee on Housing and Real Estate
Monthly Rule 45 Report

Pursuant to the Rule 45 of City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following report for January 2024. On Wednesday, January 17th, 2024 at 9:30 am, the Committee on Housing and Real Estate held a meeting at City Hall in Council Chambers.

The following members were present:

Alderman Sigcho-Lopez (Chairman) (25)	Alderwoman Clay (46)
Alderman Mitchell (Vice-Chair) (7)	Alderwomen Manaa-Hoppenworth (48)
Alderman La Spata (1)	Alderman Burnett (27)
Alderwomen Harris (8)	Alderwoman Rodriguez-Sanchez (33)
Alderman Robinson (4)	Alderman Quinn (13)
Alderwoman Scott (24)	Alderwoman Dowell (3)
Alderperson Fuentes (26)	Alderwoman Mitts (37)
Alderman Villegas (36)	Alderwoman Hadden (49)

Remote Participation: Alderman Moore (17), Alderwomen Taylor (20), Alderwoman Tabares (23), Alderman Ramirez-Rosa (35)

No members were absent.

The following non-members were present: Alderman Vasquez (40), Alderman Rodriguez (22), Alderman Mosely (21), and Alderman Waguespack (32)

The Chairman called the meeting to order at approximately 9:35 am. After quorum was established, the Chairman accepted a motion from Alderwoman Rodriguez-Sanchez to allow for remote participation by Alderman Moore, Alderwomen Taylor, Alderwoman Tabares, and Alderman Ramirez-Rosa, which was approved by the same roll call as was used to establish quorum. There was one public speaker and no written comments for items posted on the agenda.

Public Comment:

- Adrian Rodriguez from the IL Hispanic Chamber of Commerce spoke in favor of Item 4 on the agenda.

Approval of December's 2023 Rule 45 Report

- Alderman Villegas moved to approve, which was approved by the same roll call as was used to establish quorum.

The Committee Addressed the following items:

1. **([O2023-0006387](#)) Issuance of multi-family loan to Duo Development Corporation for acquisition of three buildings through Preservation of Existing Affordable Rentals Program. (31st Ward, 33rd Ward)**
 - Yves Mondesir from the Department of Housing was present to testify, give a presentation, and answer questions.
 - Alderman La Spata asked clarifying questions.
 - Alderwoman Rodriguez-Sanchez moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.
2. **([O2023-0006388](#)) Issuance of financial assistance and loan restructuring to Brainerd Senior Preservation LP for acquisition and rehabilitation of building and adjacent facilities located at 8901-8925 S Loomis St. (21st Ward)**
 - Joseph Lewis from the Department of Housing was present to testify, give a presentation, and answer questions.
 - Alderwoman Dowell asked clarifying questions.
 - Alderman Mosely and Alderman La Spata spoke in support of the ordinance.
 - Alderman Moore asked an additional clarifying question.
 - Alderman La Spata moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.
3. **([O2023-0004114](#)) Designation of 1868-1878 N Milwaukee Ave as Low-Affordability Community. (32nd Ward)**
 - Alderman Waguespack was present to testify and answer questions.
 - Alderwoman Mitts moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.
4. **([O2023-0005776](#)) Public way easement agreement with 3305 Lawndale Dev LLC to maintain and operate drainage swale in portion of City property at 3300 S Kedzie Ave. (22nd Ward)**
 - Kimberly Worthington from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer questions.
 - Alderman La Spata moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.

5. **[\(O2023-0006379\)](#) Intergovernmental agreement with Chicago Housing Authority regarding accessibility home modification program.**
 - Deputy Commissioner Thomas Ciesielski from the Mayor’s Office for People with Disabilities was present to testify, give a presentation, and answer questions. Chicago Housing Authority Representative, Jessica Mallon, was also present to answer questions.
 - Alderman La Spata asked clarifying questions.
 - Chairman Sigcho-Lopez spoke in favor of the ordinance.
 - Alderwoman Manaa-Hoppenworth asked an additional clarifying question.
 - Alderwoman Emma Mitts moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.

6. **[\(O2023-0006385\)](#) Sale of City-owned properties located at 4337 S Lake Park Ave, 3435 W 23rd St and 3109 E 92nd St. (4th, 22nd, 10th Wards)**
 - Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
 - Alderwoman Manaa-Hoppenworth spoke to congratulate all the community groups involved in the ordinance.
 - Alderman La Spata moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.

7. **[\(O2023-0006402\)](#) Sale of City-owned properties in 3rd, 10th, 28th, 29th and 37th Wards for adjacent neighbors under ChiBlockBuilder land sale program.**
 - Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
 - Alderwoman Mitts moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.

8. **[\(O2023-0006394\)](#) Negotiated sale of City-owned property at 1946 and 1948 W 63rd St to Reynoso Insulation LLC for redevelopment as open space and parking lot for adjacent commercial space. (16th Ward)**
 - Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
 - Alderman La Spata asked a clarifying question.
 - Alderwoman Manaa-Hoppenworth moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.

9. **[\(O2023-0006396\)](#) Negotiated sale of City-owned property at 2151 W Adams St to Sustainabuild LLC-2149 to consolidate with adjacent property for construction of 3-story multifamily building. (27th Ward)**
 - Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
 - Alderwoman Mitts and Alderman La Spata asked clarifying questions.

- Alderwoman Mitts moved to approve this ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.

10. ([SO2023-0006389](#)) Negotiated sale of City-owned properties with redevelopment agreement to Milhouse Development, LLC for 4727, 4735, 4739, 4743, 4755, 4757 and 4759 S Cottage Grove Ave to remediate property and construct 3-story building with ground floor food hall and two floors of commercial retail and restaurant space. (4th Ward)

- Alderwoman Mitts moved to accept the Substitute ordinance in Committee for this item.
- London Walther from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
- Alderman Robinson spoke to congratulate DPD and development company.
- Alderwoman Manaa-Hoppenworth moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on January 24th, 2024.

The Committee having no further business, on a motion made by Alderwoman Manaa-Hoppenworth, the meeting was adjourned.

Respectfully submitted,



Byron Sigcho-Lopez
Chairman, Committee on Housing and Real Estate