



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 February 2024. On Friday, February 16th, 2024 at 12:00 pm, 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)
Alderman Mitchell (Vice-Chair) (7)
Alderman La Spata (1)
Alderman Quinn (13)
Alderman Moore (17)
Alderwoman Taylor (20)
Alderperson Fuentes (26)

Alderman Burnett (27)
Alderman Ramirez-Rosa (35)
Alderman Villegas (36)
Alderwoman Clay (46)
Alderwoman Manaa-Hoppenworth (48)
Alderwoman Hadden (49)

Remote Participation: Alderwoman Dowell (3), Alderman Robinson (4), Alderwoman Harris (8), Alderwoman Tabares (23), Alderwoman Scott (24), Alderwoman Rodriguez-Sanchez (33), Alderwoman Mitts (37)

No members were absent.

The following non-members were present: Alderman Conway (34)

The Chairman called the meeting to order at approximately 12:05 pm. After quorum was established, the Chairman accepted a motion from Alderperson Fuentes to allow for remote participation by Alderwoman Dowell, Alderman Robinson, Alderwoman Harris, Alderwoman Tabares, Alderwoman Scott, Alderwoman Rodriguez-Sanchez, and Alderwoman Mitts, which was approved by the same roll call as was used to establish quorum. Alderwoman Taylor and Alderman Ramirez-Rosa requested to participate remotely mid-meeting and on a motion accepted by Alderwoman Clay, it was approved. There were 10 public speakers and one written comment for items posted on the agenda.

Public Comment:

- Juan Calderon from the Puerto Rican Cultural Center/the Puerto Rican Agenda spoke in support for the appointment of Lissette Castañeda as DOH Commissioner.
- Allison Clements, Executive Director for the Illinois Housing Council, spoke in support of the appointment of Lissette Castañeda as DOH Commissioner.

- Kate Gronstal from the Evergreen Real Estate Group spoke in support of the appointment of Lissette Castañeda as DOH Commissioner.
- Christian Diaz, Director of Equitable Community Development at Palenque LSNA, spoke in support of the appointment of Lissette Castañeda as DOH Commissioner.
- Efrain Elias from SEIU Local 1 spoke in support of the appointment of Lissette Castañeda as DOH Commissioner.
- Guacolda Reyes spoke in support of the appointment of Lissette Castañeda as DOH Commissioner.
- Natasha Brown Castro, Co-Chair of the Puerto Rican Agenda, spoke in support of the appointment of Lissette Castañeda as DOH Commissioner.
- Sarah Wick, Senior Vice President of Affordable Housing at Related Midwest, spoke in support of the appointment of Lissette Castañeda as DOH Commissioner.
- Kevin Jackson from the Chicago Rehab Network, spoke in support of the appointment of Lissette Castañeda as DOH Commissioner.
- Xiomara Rogriguez spoke about the issue of gentrification in Humboldt Park and in support of the appointment of Lissette Castañeda as DOH Commissioner.

Written Public Comments:

- Joy Arugete from Bickerdike Redevelopment Corporation provided support for the appointment of Lissette Castañeda as DOH Commissioner and to Item 5 on the agenda.
- Michael Burton from Bickerdike Redevelopment Corporation provided support for the appointment of Lissette Castañeda as DOH Commissioner and to Item 5 on the agenda.
- Minister Sylvia Y. Jones, President of the Redline TIF Coalition, congratulated Lissette Castañeda in her appointment as DOH Commissioner.

Approval of January's 2024 Rule 45 Report

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

The Committee Addressed the following items:

1. ([A2024-0007307](#)) Appointment of Lissette Castañeda as Commissioner of Department of Housing.

- Lissette Castañeda from the Chicago Department of Housing was present to answer any questions from Committee members.
- Alderperson Ramirez-Rosa, Taylor, La Spata, Moore, Manaa-Hoppenworth, Conway, Burnett, Mitchell, Villegas, Quinn, Fuentes, Dowell, Mitts, and Chairman Sigcho-Lopez expressed their support of the appointment and to congratulate Lissette.
- Alderperson Fuentes moved to approve this appointment, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on February 21st, 2024.

2. **[\(O2024-0007431\)](#) Acquisition of eight-acre property with industrial building at 4130 S Morgan St from TLP 4130 Morgan LLC for operation of Department of Fleet and Facility Management's Streets and Sanitation facility. (11th Ward)**

- Michelle Woods from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer questions. Commissioner Stallard for the Department of Streets and Sanitation was also present to testify.
- Alderperson Burnett, Hadden, La Spata, and Taylor all asked clarifying questions.
- Alderman La Spata moved to approve the ordinance, seconded by Alderman Burnett, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on February 21st, 2024.

3. **[\(O2024-0007804\)](#) Lease agreement for use of office space to service the Office of Inspector General at 231 S LaSalle Street. (34th Ward)**

- Michelle Woods from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer questions. Inspector General Deborah Wintzberg was also present to testify.
- Alderman Moore asked clarifying questions.
- Alderwoman Hadden and Alderman Conway spoke in support of the ordinance.
- Alderman Burnett moved to approve this ordinance, seconded by Alderwoman Hadden, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on February 21st, 2024.

4. **[\(O2024-0007430\)](#) Sale of City-owned lots at 3517, 3431, 3433, 3303 W Flournoy St, and 3553 W Lexington St to and execution of redevelopment agreement with Homan Housing LLC for East Garfield Park affordable homes project under City Lots for Working Families program. (24th Ward)**

- Brian O'Donnell from the Department of Housing was present to testify, give a presentation, and answer questions.
- Alderman Mitchell asked a clarifying question.
- Alderman Quinn 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 February 21st, 2024.

5. **[\(O2024-0007337\)](#) Restructuring of loan agreement with Erie Cooperative Limited Partnership for rehabilitation of properties in vicinity of W Huron St and N Kedzie Ave. (27th Ward)**

- Joseph Lewis from the Department of Housing was present to testify, give a presentation, and answer questions.
- Alderman Burnett spoke in support of the ordinance.
- Alderwoman Clay 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 February 21st, 2024.

6. **([SO2024-0007432](#)) First amendment to right of entry agreement for time extension to inspect City property at 1325 W 119th St and certain adjacent land by West Pullman Development Partners LLC and DL3 Realty Advisors LLC. (21st Ward)**
 - Alderman Mitchell moved to approve the substitute ordinance.
 - Erika Sellke from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
 - Alderperson Fuentes 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 February 21st, 2024.

7. **([O2024-0007328](#)) Sale of City-owned property at 6949 S Martin Luther King Jr. Dr to Amanda Crew under Adjacent Neighbors Land Acquisition Program. (6th Ward)**
 - James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
 - Alderperson Fuentes 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 February 21st, 2024.

8. **([O2024-0007362](#)) Sale of vacant City-owned property at 4259 W Monroe St to Larry Neuman and Venetia Neuman through the ChiBlockBuilder land sale platform. (28th Ward)**
 - James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
 - Alderman Quinn 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 February 21st, 2024.

9. **([O2024-0007369](#)) Sale of City-owned vacant property at 1242 S Harding Ave to Aileen Berg, at 4047 W Fifth Ave to Pamela Walker, at 4157 W Fifth Ave to Valerie Davis and at 1516 S Tripp Ave to Darnell Tubbs, Sr through the ChiBlockBuilder land sale platform. (24th Ward)**
 - James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
 - Alderperson Fuentes 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 February 21st, 2024.

10. ([O2024-0007371](#)) Sale of City-owned properties in 17th Ward to selected buyers through the ChiBlockBuilder land sale platform. (17th Ward)

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
- Alderperson Fuentes 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 February 21st, 2024.

11. ([O2024-0007433](#)) Sale of vacant City-owned property at 531 N Laramie St to Roman Castrejon and Jasmine Castrejon through the ChiBlockBuilder land sale platform. (37th Ward)

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderperson Fuentes 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 February 21st, 2024.

The Committee have no further business, on a motion made by Alderperson Fuentes, the meeting was adjourned.

Respectfully submitted,



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