



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 September 2024. On Wednesday, September 11<sup>th</sup>, 2024 at 1:00 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)  
Vice-Chair Mitchell (7)  
Alderman La Spata (1)  
Alderwoman Dowell (3)  
Alderman Quinn (13)  
Alderman Moore (17)  
Alderwoman Tabares (23)  
Alderwoman Scott (24)

Aldersperson Fuentes (26)  
Alderman Burnett (27)  
Alderman Ramirez-Rosa (35)  
Alderman Villegas (36)  
Alderwoman Mitts (37)  
Alderwoman Clay (46)  
Alderwoman Manaa-Hoppenworth (48)  
Alderwoman Hadden (49)

Remote Participation: Alderman Robinson (4), Alderwoman Harris (8), Alderwoman Rodriguez-Sanchez (33)

The following members were absent: Alderwoman Taylor (20)

The following non-committee members were present: Alderman Chico (10)

The Chairman called the meeting to order at approximately 1:05 pm. After quorum was established, the Chairman accepted a motion from Alderman La Spata to allow for remote participation by Alderspersons Robinson, Harris, and Rodriguez-Sanchez, which was approved by the same roll call as was used to establish quorum. There were five public speakers and twenty written comments for items posted on the agenda.

**Public Comment:**

- The following individuals gave public comment regarding city-wide issues of homelessness and inequity but not directly related to items on the agenda: Dee Perkins, Zoe Leigh, Tawain Sims, Jessica Jackson, and Alicia Campbell.

### **Written Public Comment:**

- Sarah Wick, Senior Vice President for Related Midwest, submitted a written comment in support of item 11 on the agenda.
- Mark Angelini, President of Mercy Housing Lakefront, submitted a written comment in support of item 11 on the agenda.
- Ron Gaines, Owner of Chicago's Finest Marina, submitted a written comment opposed to the passage of item 13.
- Mark J. McCann, Managing Director for JP Morgan, submitted a written comment in support of item 11 on the agenda.
- Elliot Frolichstein-Appel and Stephen Lee, Directors at RBC Capital Markets, submitted a written comment in support of item 11 on the agenda.
- Perry B. Vietti, President of Interfaith Housing Development Corporation, submitted a written comment in support of item 11 on the agenda.
- William Eager, Sr. Vice President for the Preservation of Affordable Housing, submitted a written comment in support of item 11 on the agenda.
- Melinda Clemons, Vice President at Central Midwest Market Leader for Enterprise Community Partners, submitted a written comment in support of item 11 on the agenda.
- Adriann Murawski, Local Government Affairs Director at Illinois REALTORS, and Staci Slattery, Public Policy Coordinating Committee Chair for Chicago Association of REALTORS, submitted a written comment in support of item 11 of the agenda.
- Larry A. McClellan, President for the Little Calumet River Underground Railroad Project, submitted written comment in support of item 13 on the agenda.
- Kevin Jackson, Executive Director at the Chicago Rehab Network, submitted a written public comment in support of item 11 on the agenda.
- Allison Clements, Executive Director at the Illinois Housing Council, submitted a written public comment in support of item 11 on the agenda.
- Joy Aruguete, Chief Executive Officer for Bickerdike Redevelopment Corporation, submitted a written comment in support of item 11 on the agenda.
- Greg Olson, Regional Vice President at Michaels Development Company, submitted a written public comment in support of item 11 on the agenda.
- Bob Tucker, Interim President for the Chicago Community Loan Fund, submitted a written public comment in support of item 11 on the agenda.
- David Black, Director of Development at Evergreen Real Estate Group, submitted a written public comment in support of item 11 on the agenda.
- John Paul Jones, Co-founder of Redline Extension TIF Coalition, submitted a written comment to hold item 13 on the agenda.
- Openlands, submitted a written comment in support of agenda item 13.
- Tom Shepherd, board member of the Little Calumet River Underground Railroad Project, submitted a written comment to hold item 13 on the agenda.
- Deloris Lucas, President of the Golden Gate Homeowners Association, submitted a written comment in support of item 13 on the agenda.

### **Approval of July's 2024 Rule 45 Reports**

- 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. Subject Matter Hearing with Cook County Board of Review**

- No vote was taken on this matter.
  
- Cook County Board of Review staff present:
  - Commissioner George Cardenas
  - Juan Manzano
  - Mike Richards
  - Shane Beck
  
- Institute of Taxation and Economic Policy (ITEP) staff present via Zoom:
  - Brakeyshia Samms

After a twenty-five-minute presentation from both organizations, the Q&A section commenced.

The following Alderpersons asked clarifying questions which were responded to by Commissioner Cardenas and his appropriate staff along with the representative from ITEP, mentioned above.

- Alderperson Funes, Alderman La Spata, Alderwoman Hadden, Alderman Moore, Alderman Villegas, Alderwoman Dowell, Vice-Chair Mitchell, Alderwoman Mitts, and Chairman Sigcho-Lopez

**2. ([A2024-0011021](#)) Appointment of Juliana Gonzalez-Crussi as commissioner of Chicago Housing Authority.**

- Juliana Gonzalez-Crussi was present to introduce herself to committee members and answer any questions. Daniel Cruz, Chief of Staff at the Chicago Housing Authority was also present to answer questions.
- Alderperson Fuentes spoke in support of the appointee.
- Alderman Moore asked a clarify question. Alderwoman Dowell seconds Alderman Moore's point.
- Alderwoman Manaa-Hoppenworth provided a point of clarification.
- Alderman La Spata and Alderwoman Hadden spoke in support of the appointee.
- Alderwoman Clay moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18<sup>th</sup>, 2024.

**3. ([A2024-0011022](#)) Appointment of Brian "Jawanza" Malone as commissioner of Chicago Housing Authority.**

- Brian "Jawanza" Malone was present to introduce himself to committee members and answer any questions.
- Alderman Burnett, Alderwoman Hadden, Alderman La Spata, and Alderwoman Clay all spoke in support of the appointee.

- Alderwoman Dowell spoke in support and asked a clarifying question.
  - Alderman Ramirez-Rosa and Chairman Sigcho-Lopez spoke in support of the appointee.
  - Alderman La Spata moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18<sup>th</sup>, 2024.
4. **(O2024-0011043) License agreement for City and agents to access property located southwest of intersection of E Avenue O at S 126th St to conduct environmental testing and/or abatement described herein. (10<sup>th</sup> Ward)**
- Eamon Reilly from the Department of Public Health was present to testify, give a presentation, and answer any questions.
  - Alderwoman Manaa-Hoppenworth moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18<sup>th</sup>, 2024.
5. **(O2024-0011003) Designation of N Milwaukee Ave from N Wisner Ave to N Kedzie Ave as Low Affordability Community. (35<sup>th</sup> Ward)**
- Alderman Ramirez-Rosa was present to testify on behalf of his ordinance and answer any questions.
  - Alderman La Spata spoke in support of this ordinance and moved to approve the ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18<sup>th</sup>, 2024.
6. **(O2024-0011045) Financial restructuring and sale transfer of ownership, adding City Vacant Lots transfer regarding Aidscares Campus Parcels from previous principals of Phoenix House development, Heartland Property Holding interests in Wellness Center Lots, Multipurpose Lots, Garden View Lots, Sawyer Gardens Lots, and alley rights, now to CHASSA S Kedzie Lots LLC, CHASSA Phoenix House LLC, CHASSA Garden View LLC, commonly known as 1251 S Sawyer Avenue, 1214-1232 S Kedzie Ave, 1242-1256 S Kedzie Ave. (24<sup>th</sup> Ward)**
- Yves Mondesir from the Department of Housing was present to testify, give a presentation and answer any questions.
  - Alderman Burnett moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18<sup>th</sup>, 2024.
7. **(O2024-0011090) Restructuring of June, 2016 City HOME Investments Partnership Program mortgage to extend 2026 maturity date and secure new senior loan for Senior Suites Chicago South Shore Limited Partnership at 2345-2361 E 67th St. (5<sup>th</sup> Ward)**

- Michelle Penar from the Department of Housing was present to testify, give a presentation, and answer any questions.
- Alderperson Fuentes moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18th, 2024

The following three items from the Department of Housing were presented and voted on together.

8. **([O2024-0011084](#)) Restructuring of September, 2000 subordinate City HOME Investments Partnership Program mortgage to extend 2032 maturity date and secure new senior loan for Senior Suites Chicago Hegewisch LLC at 13550 S Avenue O. (10<sup>th</sup> Ward)**
9. **([O2024-0011088](#)) Restructuring of January, 2002 subordinate City HOME Investments Partnership Program mortgage to extend 2032 maturity date and secure new senior loan for Senior Suites Chicago Jefferson Park LLC at 5400 N Northwest Hwy. (45<sup>th</sup> Ward)**
10. **([O2024-0011091](#)) Restructuring of November, 2003 subordinate City HOME Investments Partnership Program mortgage to extend maturity date of 2035 and secure new senior loan for Senior Suites Chicago West Humboldt Park LLC at 3656 W Huron St. (27<sup>th</sup> Ward)**

- Michelle Penar from the Department of Housing was present to testify, give a presentation, and answer any questions on items 8 – 10.
- Alderman Burnett moved to approve the three ordinances, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18th, 2024.

**11. ([O2024-0010958](#)) Amendment of Municipal Code Chapter 2-44 providing loan restructuring authority to Commissioner of Housing.**

- Aja Bonner from the Department of Housing was present to testify, give a presentation, and answer any questions. Department of Housing Commissioner Castaneda was also present to answer any questions.
- Alderman La Spata and Alderwoman Manaa-Hoppenworth asked clarify questions.
- Allison Clements, Executive Director for the Illinois Housing Council, and Kevin Jackson, Executive Director at the Chicago Rehab Network, spoke to the impact of this ordinance.
- Alderwoman Manaa-Hoppenworth moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18th, 2024.

12. ([SO2024-0010979](#)) Negotiated "as is" sale of vacant City-owned property regarding ChiBlockBuilder platform at 6337 S Carpenter St to Gloria Allen; 1055 N Harding Ave to Alees Edwards; 5129 S Winchester Ave to Deborah Larson; 5436 S Paulina St to Santiago Trujillo; 7026 S Aberdeen St to Geoffrey Shiloh; 6129 S Laflin St to Nannette Tucker; 4401 S Honore St to Juan Ignacio Gonzalez; and 4428 S Wood St to Juan Ignacio Gonzalez. (15<sup>th</sup>, 16<sup>th</sup>, 37<sup>th</sup> Ward)

- Alderwoman Manaa-Hoppenworth moved to accept the substitute ordinance.
- Meg Gustfson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Manaa-Hoppenworth asked clarifying questions.
- Alderwoman Manaa-Hoppenworth moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18th, 2024.

13. ([SO2024-0011039](#)) Sale of vacant City-owned parcels at 617-641 E 134th St and 604-608 E 134th Pl, 628-636 E 134th Pl, 644-648 E 134th Pl and 656-660 E 134th Pl to NeighborSpace to assist in development of Ton Farm community garden space including acquisition of twenty-four additional parcels from Cook County Land Bank Authority along E 134th Pl and E 134th St in Land Banking Agreement among parties. (10<sup>th</sup> Ward)

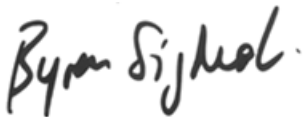
- Alderwoman Manaa-Hoppenworth moved to accept the substitute ordinance.
- Non-member Alderman Chico spoke to ask the Committee to hold the ordinance.
- On a motion made by Vice-Chair Mitchell, the item was held in committee until further notice.

14. ([O2024-0011086](#)) Sale of City-owned properties in 20th Ward to adjacent neighbors under ChiBlockBuilder platform.

- Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Manaa-Hoppenworth moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, September 18th, 2024.

The Committee having no further business, on a motion made by Alderman Ramirez-Rosa, the meeting was adjourned.

Respectfully submitted,



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