



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 March 2024. On Wednesday, March 13<sup>th</sup>, 2024 at 12:30 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 La Spata (1)  
Alderwoman Harris (8)  
Alderman Quinn (13)  
Alderman Moore (17)  
Alderwoman Taylor (20)  
Alderwoman Tabares (23)

Alderwoman Scott (24)  
Aldersperson Fuentes (26)  
Alderman Burnett (27)  
Alderman Ramirez-Rosa (35)  
Alderwoman Clay (46)  
Alderwoman Manaa-Hoppenworth (48)  
Alderwoman Hadden (49)

Remote Participation: Alderman Robinson (4), Alderwoman Rodriguez-Sanchez (33), Alderwoman Mitts (37)

The following members were absent: Vice-Chair Mitchell (7), Alderwoman Dowell (3), Alderman Villegas (36)

The Chairman called the meeting to order at approximately 12:37 pm. After quorum was established, the Chairman accepted a motion from Alderwoman Clay to allow for remote participation by Alderman Robinson, Alderwoman Rodriguez-Sanchez, and Alderwoman Mitts, which was approved by the same roll call as was used to establish quorum. There were five public speakers and two written comments for items posted on the agenda.

**Public Comment:**

- Tori Nicholson spoke to issues surrounding rentals and move-in/move-out fees renters incur.
- Jessica Jackson spoke on the inequality in resources available to homeownership and supporting long-term homeowners.
- Michael Young Bey spoke on the strong need for safe and clean housing for all residents.
- George Blakemore spoke about the issues black communities face.
- Tiwon Sims, resident of the 49<sup>th</sup> Ward, spoke to his own personal experiences with housing insecurity.

### **Written Public Comment:**

- Martin Cozzola, 35<sup>th</sup> Ward resident, wrote in favor of the second item on the agenda.
- Christian Diaz, from Palenque LSNA, wrote in favor of the second item on the agenda.

### **Approval of February's 2024 Rule 45 Report**

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

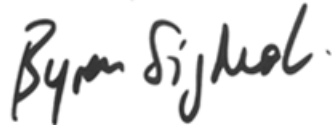
### **The Committee Addressed the following items:**

1. **(O2024-0007327) Fifth intergovernmental agreement with Chicago Housing Authority extending option to continue hearing tenant grievances for new three year term plus option for one additional two year term thereafter.**
  - Anthony Rizzo from the Department of Administrative Hearings was present to testify and answer any questions. Elizabeth Silas, Deputy General Counsel for the Chicago Housing Authority was also present to testify.
  - Alderpersons Taylor, Hadden, and La Spata asked additional clarifying questions.
  - Alderwoman Taylor moved to hold the ordinance in Committee, which was seconded by Alderwoman Clay, item was deferred by the same roll call as was used to determine quorum in Committee and will stay in Committee until further notice.
2. **(O2024-0007881) Amendment of Municipal Code Section 2-44-135 by extending expiration date for demolition surcharge to December 31, 2024. (1<sup>st</sup>, 25<sup>th</sup>, 26<sup>th</sup>, and 35<sup>th</sup> Wards)**
  - Lead sponsor Ramirez-Rosa, as well as Alderman LaSpata were present to testify on behalf of this ordinance and answer any questions from Committee members. Lauren Stot from the Department of Housing was also present to answer any questions.
  - Alderperson Fuentes and Chairman Sigcho-Lopez also spoke as co-sponsors to the ordinance.
  - Alderperson Fuentes 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 March 20<sup>th</sup>, 2024.
3. **(O2024-0007912) Redevelopment agreement with K Town BCP LLC including conditional purchase of eleven vacant City parcels from 4704 - 4738 West Fifth Ave, subject to remediation, for expansion of parking lot to service developer's new facility at 4646 W Fifth Avenue. (24<sup>th</sup> Ward)**
  - Ernest Belamy from the Department of Planning and Development was present to testify, give a presentation and answer questions.
  - Alderwoman Scott and Alderman Burnett spoke in support of the ordinance.
  - Alderwoman Taylor asked additional questions to the developer of the project.

- Alderwoman Scott 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 March 20<sup>th</sup>, 2024.
- 4. ([O2024-0007887](#)) Negotiated sale of vacant City-owned property "as is" at 355 N Kedzie St to 345 Art Gallery LLC. (27<sup>th</sup> Ward)**
- Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
  - Alderman Burnett spoke in support of the ordinance.
  - 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 March 20<sup>th</sup>, 2024.
- 5. ([O2024-0007894](#)) Sale of City-owned property at 6222 S Wolcott Ave to J. Artemio Munoz Bucio and Maria del Carmen Munoz under Adjacent Neighbors Land Acquisition Program. (16<sup>th</sup> Ward)**
- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
  - Alderman LaSpata 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 March 20<sup>th</sup>, 2024.
- 6. ([SO2024-0007907](#)) Sale of City-owned parcels "as-is" to various applicants under ChiBlockBuilder platform at 543 N Long Ave, 4907 W Huron St, 10744 S Eggleston Ave, 11706 S Sangamon St, 8739 S Morgan St, and 8616 S Carpenter St.**
- Alderman LaSpata moved to approve the substitute ordinance.
  - 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 the ordinance, which passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on March 20<sup>th</sup>, 2024.
- 7. Department of Housing 2023 – Q3 & Q4 Housing Report**
- Managing Deputy Commissioner, Jim Horan, from the Department of Housing presented the DOH 2023 Q3 & Q4 Report for the 5 Year Housing Plan 2019 – 2023.
  - Alderpersons Taylor, LaSpata, Manaa-Hoppenworth, Ramirez-Rosa and Chairman Sigcho-Lopez asked clarifying questions.
  - No vote was taken for this item.

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

Respectfully submitted,

A handwritten signature in black ink that reads "Byron Sigcho-Lopez". The signature is written in a cursive, slightly slanted style.

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