



HARRY OSTERMAN
48TH WARD

CHAIRMAN OF THE COMMITTEE ON HOUSING AND REAL ESTATE
Housing and Real Estate Committee

Monthly Rule 45 Report

October 2020

Pursuant to Rule 45 of the City of Chicago Rules and Order

The Committee on Housing and Real Estate submits the following Monthly Report

**On October 22, 2020, at 10:00 A.M., the Committee on Housing and Real Estate held a
Virtual Meeting.**

The following members were present:

Alderman Osterman (Chairman) (48)
Alderman Burnett (Vice-Chair) (27)
Alderman Mitchell (7)
Alderman Quinn (13)
Alderman Moore (17)
Alderman Sigcho-Lopez (25)
Alderman Waguespack (32)
Alderman Napolitano (41)
Alderman Martin (47)
Alderman Hadden (49)

Alderman LaSpata (1)
Alderman Dowell (3)
Alderman King (4)
Alderman Harris (8)
Alderman Lopez (15)
Alderman Rodriguez (22)
Alderman Maldonado (26)
Alderman Austin (34)
Alderman Cappleman (46)

The following Non-Members were present:

Alderman Cardona (31)

Alderman Mitts (37)

The following people were present to give public comments:

Dr. Lockhart
Stephen Shah (Realtor)
Vanessa Strokes ((Austin Coming Together)
Jerry Ettinger (Commercial Real Estate)
Nicholas Katsafados (Real Estate Broker)
Clint Sabin (Realtors Assoc.)

The Committee addressed the following items:

- Approval of the Rule 45 Report for September 2020
- Alderman Lopez moved to adopt the report, which Passed by the same roll call as was used to determine quorum.



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- 1. (O2020-5179) Sale of City-owned property at 1138 N. Christiana Ave., 1142 N. Christiana Ave., 1702 N. Monticello Ave., 3724 W. LeMoyne St., 3331 W. LeMoyne St. and parcel commonly known as 2341 W. Erie St. to L&MC Investments LLC for affordable home redevelopment purpose in the 26th Ward.**
 - **Brian O'Donnell from the Department of Housing was present to testify and answer questions and gave a slide presentation**
 - **Alderman Maldonado spoke in favor of this ordinance and project**
 - **Alderman Lopez questioned the certification of the developer along with the lots and land costs profit margin for the developer. He also requested through the chair to have a list of lots that have been sold with and without remediation**
 - **Alderman Hadden spoke in favor of the project but questioned the accessibility factor of the design.**
 - **Alderman King asked why was exemption given and the paperwork waived.**
 - **Alderman Burnett asked who was developer, which is (Louis Castro) and spoke in favor of him.**
 - **Alderman Moore questioned the selling of land before it's been remediated and the consistency of the process.**
 - **Alderman Dowell and Alderman Mitchell voiced concerned about remediation and having a uniformed approach across the city**
 - **Alderman Rodriguez moved to pass the ordinance, which was Passed by the same roll call as was used to determine quorum in Committee and at City Council on November 16, 2020**



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2. **(O2020-5169) Sale of City-owned property at 4346-4348 S, Martin Luther King Dr. Jr. to Dantzler Management, Inc. to develop a single-family home in the 3rd Ward.**
 - Brian O'Donnell from the Department of Housing was present to testify, answer questions and gave a slide presentation
 - Alderman Dowell spoke in favor of this ordinance.
 - Alderman Harris moved to pass the ordinance which Passed by the same roll call as was used to determine quorum in Committee and at the City Council on November 16, 2020
3. **(SO2020-4591) Intergovernmental Agreement with Chicago Transit Authority for exclusive license access use of city property adjacent to CTA operations for material storage yard at 3939-3949 W. Maypole Ave., 205-231 N. Pulaski Rd., 254-256 N. Harding, 3942-3944 W. Maypole Ave. and 3936-3938 W. Maypole Ave. in the 28th Ward**
 - Alderman Lopez moved to adopt the Substitute Ordinance
 - Stephen Stults, Assistant Commissioner from the Department of Assets, Information and Services was present to testify, answer questions and gave a slide presentation
 - Alderman Lopez moved to pass the ordinance which Passed by the same roll call as was used to determine quorum in Committee and the City Council on November 16, 2020



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4. **(O2020-5178) First Amendment to Use Agreement with Board of Trustees of Community College District No. 508 for use of office space at 400 W. Superior St. at 740 N. Sedgwick St. in the 42nd Ward.**
 - **Stephen Stults, Assistant Commissioner from the Department of Assets, Information and Services was present to testify, answer questions and gave a slide presentation**
 - **Alderman Waguespack moved to pass the ordinance which Passed by the same roll call as was used to determine quorum in Committee and at City Council on November 16, 2020**
5. **(O2020-5166) An Intergovernmental agreement to acquire property from Chicago Transit Authority at 4331-4359 W. Chicago Ave. for City's Joint Public Safety Training Academy development project in the 37th Ward.**
 - **Stephen Stults, Asst. Commissioner from the Department of Assets, Information and Services along with Sean Neuert was present to testify, answer questions and gave a slide presentation.**
 - **Aldermen Mitts, Burnett, Sigcho-Lopez, Moore, Cappleman all spoke in favor of this ordinance.**
 - **Zeon McHugh from Peaches Restaurant and Baron Wallers from Culvers were present to speak on behalf of this ordinance**
 - **Alderman LaSpata questioned the relationship between the restaurants and the JPSTA.**
 - **Alderman Dowell spoke in favor and stated that she hopes there's some type of outdoor space for dining. She also asked about the start of construction, which is in December, 2020.**
 - **Alderman Hadden spoke in favor and questioned the sale of the land and outdoor greenspace.**



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- **Alderman Lopez spoke in favor and asked for a roll call vote.**
- **Alderman Lopez moved to pass the ordinance, which Passed with 16 yes votes and 3 who did not vote in Committee and passed in City Council with the same roll call as was used to determine quorum on November 16, 2020**
- **Aldermen LaSpata, Sigcho-Lopez and King did not vote**

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

Respectfully submitted,

Harry Osterman (pcgs)

**Harry Osterman, Chairman
Housing and real Estate Committee**