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**HARRY OSTERMAN  
48TH WARD  
CHAIRMAN OF THE COMMITTEE ON HOUSING AND REAL ESTATE  
Committee on Housing and Real Estate  
Monthly Rule 45 Report  
October 2021**

**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 15, 2021, at 10:00 AM, the Committee on Housing and Real Estate held a  
Virtual Meeting.**

**The following Committee members were present:**

<b>Alderman Osterman (Chairman) (48)</b>	<b>Alderman Capplemann (46)</b>
<b>Alderman LaSpata (1)</b>	<b>Alderman Martin (47)</b>
<b>Alderman King (4)</b>	<b>Alderman Austin (34)</b>
<b>Alderman Harris (8)</b>	<b>Alderman Waguespack (32)</b>
<b>Alderman Mitchell (7)</b>	<b>Alderman Quinn (13)</b>
<b>Alderman Lopez (15)</b>	<b>Alderman Rodriguez (22)</b>
<b>Alderman Maldonado (26)</b>	

**The following Committee members were not present:**

<b>Alderman Burnett (Vice-Chair) (27)</b>	<b>Alderman Hadden (49)</b>
<b>Alderman Dowell (3)</b>	<b>Alderman Napolitano (41)</b>
<b>Alderman Moore (17)</b>	<b>Alderman Sigcho-Lopez (25)</b>

**Non committee members present:**

**Alderman Brookins (21)**

**Public Speaker:**

**Charlie Issac**

**The Committee addressed the following items:**

- **Approval of the September 2021 Rule 45 Report.**
  - **Alderman Austin moved to adopt the report, which Passed by the same roll call as was used to determine quorum.**

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1. **(A2021-157) The Appointment of Luis Gutierrez as Commissioner of the Chicago Housing, whose term is effective immediately and will expire July 7, 2025. He is completing the unexpired term of Craig Chico, who resigned.**
  - Chairman asked how he would reach out to the Latino community and how we would like to expand affordable housing across the city and work closely with CHA and encourage Latino participation.
  - Alderman Lopez congratulated Mr. Gutierrez on his appointment and wants him to continue working with him in his ward.
  - Alderman Capplemen is concerned about security around CHA housing and the repairs such as broken gates and doors and how these issues would be addressed.
  - Alderman Maldonado inquired about his background and if he knew about project-based development and the Gautreaux decree. He also requested a one-on-one meeting with him to discuss getting rid of the decree.
  - Alderman LaSpata spoke on creating equitable and balanced representation on the CHA board and the participation of more Latinos.
- Alderman LaSpata moved to approve the appointment, which was **Approved and Passed** by the same roll call vote used to determine quorum in Committee and at City Council on October 27, 2021.
2. **(O2021-4059) The As-is Sale of vacant City-owned property to Diamond Realty Management Services Inc. for conditional use parking lot only, on a former gas station site at 6941 S. Stony Island Ave., located in the 5<sup>th</sup> Ward.**
  - Nelson Cheung from the Department of Planning and Development was present to testify and gave a PowerPoint presentation.
- Alderman Capplemen moved to pass the ordinance, which was **Passed** by the same roll used to determine quorum in Committee and at City Council on October 27, 2021.



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3. (O2021-4062) The Negotiated sale of four vacant parcels of City-owned property at 6903-6911 S. Perry Ave. to Raina Perry LLC, in the 6<sup>th</sup> Ward.
  - Lisa Washington from the Department of Planning and Development was present to testify, answer questions and gave a PowerPoint presentation on behalf of this ordinance.
  - Chairman Osterman asked if and TIF was being used, in which the reply was no.
- Alderman Lopez moved to pass the ordinance, which was Passed by the same roll used to determine quorum in Committee and at City Council on October 27, 2021.
4. (O2021-4066) The Negotiated sale of vacant City-owned property at 6411-6413 S. Cicero Ave. to G.W. Property Group LLC, in the 13<sup>th</sup> Ward.
  - John Molloy from the Department of Planning and Development was present testify, answer questions and gave a PowerPoint presentation on this ordinance.
  - Alderman Quinn commented on the past history of this parcel and why this would be a win-win for the city. He asked the committee for a favorable support of this project.
- Alderman Quinn moved to pass the ordinance, which was Passed by the same roll used to determine quorum in Committee and at City Council on October 27, 2021.
5. (O2021-4135) The Release waiver, and issuance of quit claim deed for any remaining City interest in property at 2853 E. 79<sup>th</sup> St. by Jehovah's Witnesses claim in adverse possession sine 1993, located in the 7<sup>th</sup> Ward.
  - Maggie Cassidy from the Department of Planning and Development was present to testify on behalf of this ordinance.

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- Alderman Lopez moved to pass the ordinance, which was Passed by the same roll used to determine quorum in Committee and at City Council on October 27, 2021.
- 6. 021-4067) A Lease agreement with the Chicago Board of Education for the construction, maintenance and use of a portion of vacant property at 4606 W. Marquette Rd. as additional parking for Mariano Azuela Elementary School, at 4707 W. Marquette Rd. in the 13<sup>th</sup> Ward.
- Stephen Stults from the Department of Assets, Information and Services was present to testify, answer questions and gave a PowerPoint presentation.
- Alderman Quinn moved to pass the ordinance, which was Passed by the same roll used to determine quorum in Committee and at City Council on October 27, 2021.
- 7. (O2021-4132) A Multi-family loan agreement with Chicago House and Social Service Agency for Englewood Family Housing development for affordable housing at 1650 W. 63<sup>rd</sup> St. in the 15<sup>th</sup> Ward.

Kara Breems from the Department of Housing was present to testify, answer questions and gave a PowerPoint presentation.

Alderman Lopez asked for a favorable vote on this project.

- Alderman Lopez moved to pass the ordinance, which was Passed by the same roll used to determine quorum in Committee and at City Council on October 27, 2021.
- 8. (SO2021-3237) A Substitute Ordinance for the sale of City-owned property within the Midwest and Ogden/Pulaski redevelopment area to Chicago Neighborhood Initiatives and Lawndale Christian Development Corporation, including remediation in the 24<sup>th</sup> Ward.

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- **Alderman LaSpata moved to adopt the substitute.**
  - **Irma Morales from the Department of Housing was present to testify, answer questions and gave a PowerPoint presentation.**
  - **Alderman Scott spoke on behalf of this project and asked for favorable support to help this project move forward.**
  - **Amy Tolsh, Shangwe Parker and David Doig all spoke on behalf and favor of this project.**
- **Alderman Austin moved to pass the ordinance, which was Passed by the same roll used to determine quorum in Committee and at City Council on October 27, 2021.**

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

Respectfully submitted,  
Harry Osterman

**Harry Osterman**  
**Chairman, Committee on Housing and Real Estate**