



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 monthly report for October 2023. On Monday, October 30<sup>th</sup>, 2023, at 9:00 am, 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)  
Alderwomen Dowell (3)  
Alderwomen Harris (8)  
Alderman Quinn (13)  
Alderwomen Tabares (23)

Aldersperson Fuentes (26)  
Alderwomen Rodriguez-Sanchez (33)  
Alderman Ramirez-Rosa (35)  
Alderman Villegas (36)  
Alderwomen Manna-Hoppenworth (48)  
Alderwomen Clay (49)

Remote Participation: Alderman Moore (17)

The following members were absent:

Alderman Robinson (4)  
Alderwomen Taylor (20)  
Alderwoman Scott (24)

Alderwomen Burnett (27)  
Alderwomen Mitts (37)  
Alderwomen Hadden (49)

The following non-members were present: Alderman Reilly (42), Alderman Beale (9), Alderman O'Shea (19)

The Chairman called the meeting to order after a slight delay at approximately 9:35 am. After quorum was established, the Chairman accepted a motion from Ald. La Spata to allow for remote participation by Alderman Moore, which was approved by the same roll call as was used to establish quorum. There were 3 written comments and no public speakers for items posted on the agenda.

**Written Public Comments:**

- John Paul Jones, president and founder of the Redline Extensions TIF Coalition, sent a letter asking the Committee to delay the intergovernmental agreement with CTA ordinance until the Commissioner of Planning and Development is appointed.

- Peggy Leinweber-Tallon, former president of F. H. Leinweber Co., Inc. sent a letter in support of the Red Line Extension Project and the approval of the intergovernmental agreement with CTA.
- Mr. and Mrs. Potter, from SouthSide Auto Services, INC, sent a letter to express their gratitude and support for CTA and the Red Line Extension Project.

### **Approval of the October 10<sup>th</sup>, 2023 Rule 45 Report**

- Alderwomen Manna-Hoppenworth moved to approve, which was approved by the same roll call as was used to establish quorum.

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

1. **([SO2023-0005042](#)) Acquisition of property at 11414 S Halsted St including northwest corner of 115th and Halsted St from Albertsons (former Jewel food) to establish and operate migrant shelter. (21<sup>st</sup> Ward)**
  - Alderwomen Dowell moves to accept the Substitute ordinance in Committee for this item.
  - Michelle Woods from the Department of Assets, Information, and Service was present to testify, give a presentation and answer questions.
  - Alderwomen Dowell asked a clarifying question on property tax liability for the building.
  - Alderman Moore asked clarifying questions and requested to be recorded as a NO vote on this item.
  - Alderman Ramirez-Rosa 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 November 7<sup>th</sup>, 2023.
2. **([O2023-0004940](#)) Extension of intergovernmental lease agreement with The Board of Trustees of University of Illinois for general medical services and preventative care space at Lower West Side Neighborhood Clinic, 1713 S Ashland Ave. (25<sup>th</sup> Ward)**
  - Merit Solis from the Department of Assets, Information, and Service was present to testify, give a presentation and answer questions.
  - Alderperson Fuentes and Alderman Moore 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 November 1<sup>st</sup>, 2023.
  -
3. **([O2023-0004941](#)) Extension of Intergovernmental Lease agreement with The Board of Trustees of the University of Illinois for general medical and administrative space at Uptown Neighborhood Health Clinic, 845 W Wilson Ave. (46<sup>th</sup> Ward)**
  - Merit Solis from the Department of Assets, Information, and Service was present to testify, give a presentation and answer 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 at the City Council meeting on November 1<sup>st</sup>, 2023.
4. **([O2023-0005101](#)) Negotiated sale with redevelopment agreement of vacant fire station to The Black Fire Brigade Org. for development as instruction center for emergency medical services and firefighting curriculum for Chicago youth. (3<sup>rd</sup> Ward)**
- Patrick Brutus from the Department of Planning and Development was present to testify, give a presentation and answer questions. Lieutenant Quentin Curtis from the Black Fire Brigade was also present to testify.
  - Alderman La Spata asked a clarifying question.
  - Alderwomen Dowell provided a point of clarification.
  - Alders Villegas, Rodriguez-Sanchez, and Dowell spoke in support of the ordinance.
  - Alderwomen Rodriguez-Sanchez moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on November 1<sup>st</sup>, 2023.
5. **([O2023-0005102](#)) Intergovernmental agreement with Chicago Park District to transfer former Robert Jackson Park property at 4319 S Indiana Ave to City in exchange for replacement land to expand existing parks or for public purpose use. (3<sup>rd</sup> Ward).**
- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer questions.
  - Alderman La Spata asked a clarify question.
  - Alderwomen Dowell offered a point of clarification.
  - Alderwomen Manna-Hoppenworth moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on November 1<sup>st</sup>, 2023.
6. **([O2023-0005103](#)) Intergovernmental agreement with Chicago Transit Authority for purchases of various City parcels and easements within several Tax Increment Financing (TIF) redevelopment project areas between S 95th St and S 130th St for Red Line Extension Project. (9<sup>th</sup>, 10<sup>th</sup>, 21<sup>st</sup> Wards)**
- Erika Selke from the Department of Planning and Development was present to testify, give a presentation, and answer questions. Sonali Tandan, District Planning Manager for the Chicago Transit Authority (CTA) was also present to testify and answer questions.
  - Alderman Villegas, La Spata asked clarifying questions.
  - Alderwomen Manna-Hoppenworth spoke in support of the item and asked a clarifying question.
  - Alderman La Spata advocated for an equitable way to preserve or replace the parks that will be impacted through this ordinance.

- Alderman Beale spoke in support of the ordinance and CTA's Redline Extension Project and provided a point of clarification.
- Alderperson Fuentes and Alderwomen Manna-Hoppenworth moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on November 1<sup>st</sup>, 2023.

**7. ([O2023-0005045](#)) Sale of vacant as-is City-owned property at 4301, 4309, and 4329 W Madison St to Garfield Park Wellness Support Corporation as part of collaborative development of Sankofa Wellness Center joining other private parcels. (28<sup>th</sup> Ward)**

- James Harris from the Department of Planning and Development was present to testify, give a presentation, and answer questions. Camilla Brooks with SANKOFA's development team was also present to answer questions.
- Alderwomen Manna-Hoppenworth asked clarifying questions and spoke in support of the ordinance.
- Alderwomen Manna-Hoppenworth moved to approve this ordinance, which was passed by the same roll call as was used to determine quorum in Committee and at the City Council meeting on November 1<sup>st</sup>, 2023.

**8. Department of Housing 2023 – Q2 Housing Report**

- Acting Commissioner Jim Horan from the Department of Housing presented the DOF 2023 Q2 Report for the 5 Year Housing Plan.
- Chairman Sigcho-Lopez, Alderwomen Manna-Hoppenworth, and Alderman Moore asked clarifying questions.
- No vote was taken for this item.

**The Committee having no further business, on a motion made by Alderwomen Clay, the meeting was adjourned.**

Respectfully submitted,



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