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HARRY OSTERMAN
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CHAIRMAN OF THE COMMITTEE ON HOUSING AND REAL ESTATE

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Housing and Real Estate Committee Monthly Rule 45 Report

Pursuant to the Rule 45 of the City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following Monthly Report for December 2022. On December 5, 2022, at 10:00 AM the Committee on Housing and Real Estate held a meeting.

The following members were present:

Alderman Osterman (Chairman) (48)
Alderman Burnett (Vice Chair) (27)
Alderman La Spata (1)
Alderman Dowell (3)
Alderman Mitchell (7)
Alderman Quinn (13)
Alderman Lopez (15)
Alderman Moore (17)

Alderman Rodriguez (22)
Alderman Sigcho-Lopez (25)
Alderman Maldonado (26)
Alderman Waguespack (32)
Alderman Austin (34)
Alderman Napolitano (41)
Alderman Cappleman (46)
Alderman Hadden (49)

The following non-committee Aldermen were present:

Alderman Cardona (31)

The Committee addressed the following items:

- Approval of the Rule 45 Report for November 2022
 - Alderman Lopez moved to Approve the report, with Passed by the same roll call as was used to determine quorum.
1. **(O2022-3796) Lease agreement with WELBIC IV Chicago 2701 LLC for a portion of a warehouse facility, loading dock, offices and employee parking lot at 2315 West 27th Street/2701 South Western Avenue.**
 - Michelle Woods from the Department of Assets, Information and Services was present to testify, give a slide presentation and answer questions.
 - Alderman Lopez asked, through the chair, what the tax breakdown for the organization was.

- Alderman Lopez moved to Approve the Ordinance, which Passed by the same roll call as was used to determine quorum in Committee and at City Council on December 14, 2022.

- 2. **(O2022-3787) Negotiated sale of vacant City-owned property at 8645 South Yates Boulevard to B. Leonard Construction LLC for construction of office space.**
 - Michael Penicnak from the Department of Planning and Development was present to testify, give a slide presentation and answer questions.
 - Alderman Austin moved to Approve this Ordinance, which Passed by the same roll call as was used to determine quorum in Committee and at City Council on December 14, 2022.

- 3. **(O2022-3786) Negotiated sale of City-owned property at 2928 East 89th Street to Pilsen-Little Village Community Mental Health Center, Inc. d.b.a Pilsen Wellness Center, Inc. for operation of a community clinic.**
 - Michael Penicnak from the Department of Planning and Development was present to testify, give a slide presentation and answer questions.
 - Chairman Osterman asked about the cost of renovations to convert the building into a clinic.
 - Alderman Lopez, through the Chair, requested the information on how much funding the organization receives from the City of Chicago.
 - Alderman Waguespack asked if there is a reverter clause that kicks in in ten (10) years.
 - Paul Naranjo, from the Pilsen Wellness Center, Inc. testified on behalf of the organization.
 - Alderman Lopez voted No.
 - Alderman Waguespack moved to Approve the Ordinance, which Passed by the same roll call as was used to determine quorum in Committee and at City Council on December 14, 2022.

- 4. **(O2022-3789) Acceptance of bid from Morning View Word Church for the purchase of City owned property at 621 East 45th Street under the Negotiated Sale.**
 - Nelson Chueng from the Department of Planning and Development was present to testify, give a slide presentation and answer questions.
 - Alderman Dowell inquired about the City giving credits for maintenance work.
 - Alderman Maldonado questioned why the City was not selling the property to a church for \$1.00.
 - Alderman Lopez made comments about the difference between purchase prices for different organizations.
 - Alderman Lopez voted No.
 - Alderman Cappleman moved to Approve the Ordinance, which Passed by the same roll call as was used to determine quorum in Committee and at City Council on December 14, 2022.

- 5. **(O2022-3788) Acceptance of bid from David D. Flowers, Sr. for the purchase of City-owned property at 156 East 111th Street under the Adjacent Neighbors Land Acquisition Program (ANLAP).**
 - Nelson Chueng from the Department of Planning and Development was present to testify, give a slide presentation and answer questions.
 - Alderman La Spata moved to Approve the Ordinance, which Passed by the same roll call as was used to determine quorum in Committee and at City Council on December 14, 2022.

6. (SO2022-3577) City acquisition of improved or vacant parcels or portions of lots commonly known as 518-522 E 47th Street and 526 E 47th Street.

- James Harbin from the Department of Planning and Development was present to testify, give a slide presentation and answer questions.
- Chairman Osterman called to adopt the Substitute Ordinance.
- Alderman Dowell accepted the Substitute Ordinance.
- Alderman Dowell spoke in support of the project and asked for the Committee's support.
- Alderwoman Hadden moved to Approve the Ordinance, which Passed by the same roll call as was used to determine quorum in Committee and at City Council on December 14, 2022.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Harry Osterman". The signature is written in dark ink and is positioned above the typed name.

Harry Osterman
Chairman, Committee on Housing and Real Estate