



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 June 2023. On Monday June 12th, 2023, at 11:00am the Committee on Housing and Real Estate held a meeting at City Hall in Council Chambers.

The following members were present:

Alderman Sigcho-López (Chairman) (25)	Alderman Tabares (23)
Alderman Mitchell (Vice-Chair) (7)	Alderdwoman Scott (24)
Alderman LaSpata (1)	Alderperson Fuentes (26)
Alderman Dowell (3)	Alderman Burnett (27)
Alderman Robinson (4)	Alderman Ramirez-Rosa (35)
Alderman Harris (8)	Alderman Villegas (38)
Alderman Quinn (13)	Alderdwoman Clay (46)
Alderman Moore (17)	Alderdwoman Manaa-Hoppenworth (48)
Alderdwoman Taylor (20)	

The Chairman Called the meeting to order after a slight delay at approximately 11:25am. There were three public speakers signed up.

Public Comment Speakers

- Paul Colgan, in favor of item 2 (O2023-1588), from the Building Industry Association of Greater Chicago
- Kevin F. Jackson, spoke to collaboration with HRE, from the Chicago Rehab Network
- Michael Young-Bey, spoke about the homelessness issue in Chicago, from Moor Real News

The Committee Addressed the following items:

- 1. Approval of April 2023 Rule 45 Report**
 - Vice Chair Mitchell moved to approve, which passed by the same roll call as was used to establish quorum.
- 2. (O2023-1588) Amendment of ordinance which authorized Building Neighborhoods and Affordable Housing Purchase Price Assistance Program (BNAH) (forgivable grants) now transferring funds into the program and authorizing promulgation of rules for administration.**

- Destiny Durham from the Department of Housing was present to testify, give a presentation, and answer questions.
 - Alderpersons Burnett, LaSpata, Taylor, Dowell, & Villegas asked clarifying questions.
 - Alderperson Fuentes 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 June 21, 2023.
- 3. (O2023-2057) Release of City deed restrictions for appraised monetary consideration on property at 2236 W Adams St., owned by Eddie Winters. (27th Ward)**
- Jim Michaels from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
 - Alderman Burnett 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 June 21, 2023.
- 4. (O2023-1646) Restructuring Agreement to transfer ownership, assumption of mortgage and other Community Block Grant Funds (CBGF) debt associated with Highland Tudor Manor Apartments, 7010-7018 S Cregier Ave and parking at 7015 S East End Ave from Jackson Park Limited Partnership to Transforming Housing VII LLC. (5th Ward)**
- Lisa Stephens from the Department of Housing was present to testify, give a presentation, and answer questions.
 - Alderpersons Taylor and LaSpata asked clarifying questions.
 - The debate was paused briefly.
 - Alderman Yancy communicated via text message that he was in support of this item pending a meeting with DOH take place before City Council.
 - Alderman LaSpata 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 June 21, 2023.
- 5. (SO2023-1644) First amendment to Right of Entry and Building Maintenance and Protection Agreement of historic Laramie State Bank, 5206 W Chicago Ave [Proffered in Committee] (37th Ward)**
- Mike Parella from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
 - Vice-Chair Mitchell spoke in favor of this item on behalf of Alderman Mitts.
 - Alderman Harris 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 June 21, 2023.
- 6. (O2023-1643) Sale of City-owned property at 4451 S Calumet Ave. to construct three single-family homes on subject property and developer's adjacent property with common driveway access. (3rd Ward)**
- Nelson Cheung from the Department of Planning & Development was present to

testify, give a presentation, and answer questions.

- Alderman Dowell spoke in support and asked for committee support.
- Alderwoman Taylor asked clarifying questions.
- Alderwoman Manaa-Hoppenworth 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 June 21, 2023.

7. (O2023-1642) Sale of as-is City-owned property at 436 E 42nd Pl. to RZS Properties LLC to construct three-story, four-unit residential building combining subject property and developer's adjacent property. (3rd Ward)

- Taylor Thompson from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Alderman Dowell spoke in support and asked for committee support.
- Alderwomen Taylor & Manaa-Hoppenworth asked clarifying 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 City Council on June 21, 2023.

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8. (O2023-1641) Negotiated sale of vacant City-owned property approximating 8.3 acres at general address of 1924 w 46th St. to Harvest Food Group. Inc., Harvest Yards LLC for relocation and expansion of frozen foods processing and packaging business conditioned on public open space improvements, buffers, landscaped setbacks, public street improvements and widening, remediation of the parcel and anticipated 250 full-time equivalent jobs. (12th Ward)

- At the request of the Department of Planning and Development the Chairman was open to defer this item to the next committee meeting.
- Alderman LaSpata moved to defer this item, which was approved by the same roll call as was used to determine quorum in Committee.

9. (O2023-2056) Negotiated sale of “as-is” City-owned property at 3010 – 3012 E 79th Pl. to Christopher Tomacek and Victor Resa, subject to deed restrictions, covenant running with the land. (7th Ward)

- Jim Michaels from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Vice-Chair Mitchell spoke in support and asked for committee support.
- Alderman Dowell 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 June 21, 2023.

10. (O2023-2058) Sale of City-owned property at 1254 S Springfield Ave. to Atneada Nance under Adjacent Neighbors Land Acquisition Program. (24th Ward)

- Jim Michaels from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Alderwoman Scott spoke in support and asked for committee support.

- Vice-Chair Mitchell 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 June 21, 2023.

11. (O2023-2059) Sale of City-Owned property at 2831 W 25th Pl. to Daniel Cantu and Rosa M. Cantu under Adjacent Neighbors Land Acquisition Program. (24th Ward)

- Jim Michaels from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Alderwoman Scott spoke in support and asked for committee support.
- Alderwoman Manaa-Hoppenworth 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 June 21, 2023.

12. (O2023-2060) Sale of City-owned property at 4466 S Wells St. to Juan Vicente Alvarez and Maria del Consuelo Rodriguez under Adjacent Neighbors Land Acquisition Program. (20th Ward)

- Jim Michaels from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Alderwoman Taylor asked clarifying question on location of this being previously in the 3rd Ward. Alderman Dowell confirmed no issues with this item.
- Alderman Dowell 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 June 21, 2023.

13. (O2023-2061) Sale of City-owned property at 929 N Hamlin Ave. to Mardoqueo Lemus and Cristobal Castillo under Adjacent Neighbors Land Acquisition Program. (27th Ward)

- Jim Michaels from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Alderman Burnett spoke in support and asked for committee support.
- Alderwoman Scott 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 June 21, 2023.

14. (O2023-2062) Sale of City-owned property at 814 S Keeler Ave. to Robin R Scott and Royne J Scott under Adjacent Neighbors Land Acquisition Program. (24th Ward)

- Jim Michaels from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Alderwoman Scott spoke in support and asked for committee support.
- Alderman Dowell 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 June 21, 2023.

15. (O2023-2078) Sale of City-owned property at 2134 S Millard Ave. to Rochelle Foster under Adjacent Neighbors Land Acquisition Program. (24th Ward)

- Jim Michaels from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Alderwoman Scott spoke in support and asked for committee support.
- Alderwoman Scott 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 June 21, 2023.

16. (O2023-2080) Redevelopment Agreement and negotiated “as-is” sale of five (5) vacant City-owned parcels at 601, 607, 609, 615, and 621 E 47th St. to Bella Noir LLC, owner of adjacent property, in conjunction with Bella Noir Real Estate & Development Company LLC, to combine parcels for construction of six-story mixed use building of residential, pharmacy, office and retail. (4th Ward)

- Lisa Washington from the Department of Planning & Development was present to testify, give a presentation, and answer questions.
- Alderpersons Taylor, Quinn, & Dowell, asked clarifying questions.
- Ms. Maurita Holmes was present to respond to questions on behalf of Bella Noir LLC.
- Alderwoman Taylor 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 June 21, 2023.

The Committee having no further business, on a motion made by Alderwoman Manaa-Hoppenworth & Alderwoman Scott, the meeting was adjourned.

Respectfully submitted,



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