



CITY OF CHICAGO



COMMITTEE ON HOUSING & REAL ESTATE

CITY COUNCIL

CITY HALL - 3RD FLOOR

121 NORTH LASALLE STREET

CHICAGO, ILLINOIS 60602

ALDERMAN BYRON SIGCHO-LÓPEZ
CHAIRMAN

PHONE: 312-744-0584

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 March 2025. On Wednesday, March 5th, 2025 at 12:30 pm, the Committee on Housing and Real Estate held a meeting in Council Chambers.

The following members were present:

Alderman Sigcho-López (Chairman) (25)

Alderman Mitchell (Vice-Chair)

Alderman La Spata (1)

Alderman Robinson (4)

Alderman Harris (8)

Alderman Quinn (13)

Alderman Moore (17)

Alderman Tabares (23)

Alderman Scott (24)

Alderman Rodriguez-Sanchez (33)

Alderman Ramirez-Rosa (35)

Alderman Villegas (36)

Alderman Mitts (37)

Alderman Hadden (49)

Remote Participation: Alderman Dowell (3), Alderman Taylor (20)

The following members were absent: Alderman Fuentes (26), Alderman Burnett (27), Alderman Clay (46), Alderman Manaa-Hoppenworth (48)

The following non-members were present: Alderman Ervin (28)

Vice-Chairman Mitchell called the meeting to order after a slight delay at 12:43 pm. After quorum was established, the Chairman accepted a motion by Alderman La Spata to allow for remote participation by Alderman Dowell and Alderman Taylor, which was approved by voice vote. There were two public comment speakers and one written public comment. Later in the meeting, Chairman Sigcho-López presided over the remaining items on the agenda.

Public Comment:

- Tiwon Sims spoke to broader issues of homelessness.
- Melvin Bailey spoke in support of agenda item #1.

Written Public Comment:

- John Paul Jones, Grow Greater Englewood, submitted a written comment to advocate for the approval the O2025-0014899, O2025-0014969, and O2025-0014970.

Approval of February 2025 Rule 45 Report and a minor correction on January 7th, 2025 Rule Report:

- Alderman Scott moved to approve, which was approved by voice vote.

The Committee addressed the following items:

1. **([O2025-0014974](#)) First amendment to Heritage Pointe II redevelopment agreement for sale of additional lots at 3355, 3353, 3337, 3335, 3333, 3325, 3209, 3207 and 3310 W Walnut St to developers Joudah Investments LLC, MKB Business Strategies LLC, and Joudah Investments LLC/MKB Business Strategies LLC under the City Lots for Working Families Program. (28th Ward)**
 - Brian O'Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions.
 - Alderman Ervin spoke in support of this item in his ward.
 - Vice-Chair Mitchell asked a clarifying question.
 - Alderman Quinn moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on March 12th, 2025.

2. **([O2025-0015537](#)) Tenant renewed lease agreement with Sticks Chicago LLC for property at 6348 S Archer Ave. (23rd Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
 - Alderman La Spata moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on March 12th, 2025.

3. **([O2025-0015542](#)) Renewed lease agreement with Sit Stay Read! Inc for use of City property at 2861 N Clark St. (44th Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
 - Alderman La Spata asked clarifying questions.
 - Alderman La Spata moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on March 12th, 2025.

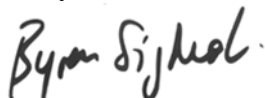
4. **([O2025-0015412](#)) Designation of 1310 S Ashland Ave as Low Affordability Community. (28th Ward)**
 - Alderman Ervin was present to testify and answer any questions on behalf of his ordinance.
 - Alderwoman Mitts moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on March 12th, 2025.

5. **([O2025-0015545](#)) Sale of vacant City-owned property "as-is" at 7524 S Emerald Ave to Academic Adventure Academy LLC. (17th Ward)**
 - James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.

- Alderman Moore moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on March 12th, 2025.
- 6. ([O2025-0015546](#)) Sale of City-owned property at 2929 W Washington Blvd to 2929 W Washington LLC under ChiBlockBuilder platform for construction of market-rate housing project. (27th Ward)**
- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Hadden moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on March 12th, 2025.
- 7. ([O2025-0015548](#)) Sale of City-owned property at 629 N Parkside Ave to GSJ Family Life Center under ChiBlockBuilder platform for construction of fenced community garden. (29th Ward)**
- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman La Spata asked a clarifying question.
 - Alderwoman La Spata moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on March 12th, 2025.
- 8. ([SO2025-0014971](#)) Sale of City-owned properties at 3312, 3318, 3320, 3328, 3334, 3336, 3338, 3342 and 3344 W Lake St to Firebird Community Arts under ChiBlockBuilder platform for construction of community arts center. (28th Ward)**
- Alderwoman Mitts moved to approve the substitute ordinance.
 - Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Dr. Karen Reyes, Executive Director for the Firebird Community Arts was also present to answer any questions.
 - Alderpersons Hadden, Mitts, La Spata, and Ervin asked clarifying questions and spoke in support of this ordinance.
 - Alderwoman Mitts moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on March 12th, 2025.

The Committee having no further business, on a motion made by Alderwoman Hadden, the meeting was adjourned by Chairman Sigcho-López.

Sincerely,



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