



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 report for July 2024. On Wednesday, July 10<sup>th</sup>, 2024 at 1:00 pm, the Committee on Housing and Real Estate held a meeting at City Hall in Council Chambers.

**The following members were present:**

Chairman Sigcho-Lopez (25)  
Vice-Chair Mitchell (7)  
Alderman La Spata (1)  
Alderman Dowell (3)  
Alderman Quinn (13)  
Alderman Taylor (20)  
Alderman Tabares (23)  
Alderman Scott (24)

Alderman Burnett (27)  
Alderman Rodriguez-Sanchez (33)  
Alderman Ramirez-Rosa (35)  
Alderman Villegas (35)  
Alderman Clay (46)  
Alderman Manaa-Hoppenworth (48)  
Alderman Hadden (49)

Remote Participation: Alderman Harris (8), Alderman Moore (17), Alderman Fuentes (26), Alderman Mitts (37)

There following members was absent: Alderman Robinson (4)

The Chairman called the meeting at approximately 1:09 pm. After quorum was established, the Chairman accepted a motion from Alderman Hadden to allow for remote participation by Alderman Harris, Alderman Fuentes and Alderman Moore, which was approved by the same roll call as was used to establish quorum. Later in the meeting, the Chairman accepted a motion by Alderman Dowell to allow for remote participation by Alderman Mitts, which was approved by the same roll call as was used to establish quorum. There were five public speakers and no written comments for items posted on the agenda.

The following people gave public comment regarding city-wide housing issues but not related to items on the agenda: George Blakemore, Zoe Leigh, Jessica Jackson, Michael Young Bey, Ms. Lawrence.

**Approval of May 15<sup>th</sup>, 2024 Rule 45 Report**

- Alderman Manaa-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. **(O2024-0010117) Acceptance of reconveyance deeds from Bickerdike Redevelopment Corporation for properties at 1256 N Artesian Ave (Site 4), 1353 N Maplewood Ave (Site 3), 3301 W Crystal St (Site 1), 1020 N Kedzie Ave (Site 15) and release of 3047 W Wabansia Ave (Site 16) from amended redevelopment agreement. (26<sup>th</sup> Ward)**
  - Brian O'Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions.
  - Alderwoman Hadden, Taylor, and Dowell asked clarifying questions.
  - Alderperson Fuentes spoke in favor of the ordinance.
  - Alderperson Fuentes moved to approve this ordinance, which was passed by the same roll call vote as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.
  
2. **(O2024-0009659) Designation of Alloy Real Property at 2031-2033 N Kingsbury St and Annexation Real Property at 2032 Clybourn Ave as low-affordability community. (2<sup>nd</sup> Ward)**
  - Brian Pelrine, Alderman Hopkins' staffer, was present to testify on behalf of this ordinance.
  - Alderwoman Taylor and Alderman Villegas asked clarifying questions.
  - Alderwoman Dowell moved to approve this ordinance, which was passed by the same roll call vote as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.
  
3. **(O2024-0010159) Designation of 2418-2430 N Milwaukee Ave/2930-2950 W Fullerton Ave as Low-Affordability Community. (1<sup>st</sup> Ward)**
  - Nick Zettel, Chief of Staff for Alderman La Spata, was present to testify on behalf of this ordinance.
  - Alderwoman Taylor asked a clarifying question
  - Alderwoman Hadden moved to approve this ordinance, which was passed by the same roll call vote as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**4. ([O2024-0010155](#)) Designation of 1628 W Division St as Low-Affordability Community. (1<sup>st</sup> Ward)**

- Nick Zettel, Chief of staff for Alderman La Spata, was present to testify on behalf of this ordinance.
- Alderwoman Manaa-Hoppenworth moved to approve this ordinance, which was passed by the same roll call vote as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**5. ([O2024-0010198](#)) Sale of City-owned property within ChiBlockBuilder platform at 1953 E 72nd Pl to Walter Green and 6903 S Dorchester Ave to Theaster Gates. (5<sup>th</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderpersons Taylor, Dowell, Hadden, and Mitchell asked clarifying questions.
- Alderwoman Manaa-Hoppenworth moved to pass this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**6. ([O2024-0010195](#)) Sale of City-owned property within ChiBlockBuilder platform at 7630 S Blackstone Ave to Evelyn Hurde and at 1316 E 73rd St to Andrea Carter. (8<sup>th</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Harris spoke in support of the passage of this ordinance.
- Alderwoman Hadden moved to pass this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**7. ([SO2024-0010202](#)) Sale of City-owned property within ChiBlockBuilder platform at 11946 S Union Ave to Humu Issifu. (21<sup>st</sup> Ward)**

- Alderwoman Hadden moved to approve the substitute ordinance.
- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Clay moved to pass this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**8. ([O2024-0010145](#)) Sale of City-owned property within ChiBlockBuilder platform at 4205 W Maypole Ave to Andrea Ortiz and Ricardo Rojas Rosas, 142 S Sacramento Blvd to Vonta Brooks, 3103 W Monroe St to Steven Stultz and Brenita Stultz, and 4258 W Van Buren St to Robert A. Yates and Debra Dora. (28<sup>th</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Ramirez-Rosa moved to pass this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**9. ([O2024-0010166](#)) Sale of City-owned property within ChiBlockBuilder platform at 4943 W Ferdinand Ave to Hilda Dominguez and Custodio Mora Vargas. (37<sup>th</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Mitts moved to pass this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**10. ([O2024-0010203](#)) Sale of vacant City-owned property "as-is" at 9121 S Burley Ave to Pilgrim Baptist Church of South Chicago, Inc. (10<sup>th</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Taylor and Alderman Mitchell asked clarifying questions.
- Alderwoman Hadden moved to pass this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**11. ([O2024-0010204](#)) Sale of City-owned property at 6618 S Seeley Ave under the Adjacent Neighbors Land Acquisition Program [ANLAP] to Juan Carlos Mendez Delgado. (16<sup>th</sup> Ward)**

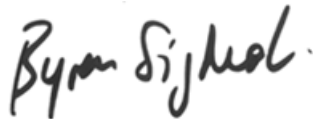
- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Ramirez-Rosa moved to pass this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

**12. (O2024-0010205) Sale of City-owned property at 5222 S Indiana Ave under Adjacent Neighbors Land Acquisition Program [ANLAP] to Mildred Flynn and Deborah D. Hayes. (3<sup>rd</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell asked a clarifying question.
- Alderwoman Hadden moved to pass this ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, July 17<sup>th</sup>, 2024.

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

Respectfully submitted,



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