



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 February 2025. On Tuesday, February 11<sup>th</sup>, 2025 at 10:00 am, the Committee on Housing and Real Estate held a meeting in Council Chambers that was recessed and reconvened to Tuesday, February 18<sup>th</sup>, 2025 at 12:30 pm in Room 201-A.

**The following members were present:**

Alderman Sigcho-López (Chairman) (25)  
Alderman Mitchell (Vice-Chair)  
Alderwoman Dowell (3)  
Alderwoman Harris (8)  
Alderman Quinn (13)  
Alderman Moore (17)  
Alderwoman Scott (24)

Alderson Fuentes (26)  
Alderman Burnett (27)  
Alderwoman Rodriguez-Sanchez (33)  
Alderman Villegas (36)  
Alderwoman Mitts (37)  
Alderwoman Manaa-Hoppenworth (48)

Remote Participation: Alderman La Spata (1), Alderman Robinson (4), Alderwoman Taylor (20), Alderman Ramirez-Rosa (35)

The following members were absent: Alderwoman Tabares (23), Alderwoman Clay (46), Alderwoman Hadden (49)

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

The Chairman called the meeting to order at 10:09 am. After quorum was established, Chairman accepted a motion by Alderwoman Clay to allow for remote participation by Alderwoman Taylor and Alderman La Spata, which was approved by voice vote. Following the public comment period, Alderman Moore moved to allow for remote participation by Alderman Robinson and Ramirez-Rosa, which was also approved by voice vote. There were 6 public comment speakers and one written public comment.

**Public Comment:**

- Desiree Robinson spoke in support of item #12 on the agenda.
- Robert Castile Jr spoke about housing instability for returning citizens.
- Taiwan Sims spoke of his experience with homelessness.

- Iliana Rivera-Haven spoke to the issues of lack of accessibility for disabled individuals experiencing homelessness.
- George Blakemore spoke to broader issues in Chicago.
- Natalie Ramirez & Lyn from Milpa Mizan spoke in support of item #25 on the agenda.

#### Written Public Comment

- John Paul Jones, Sustainable Englewood Initiatives (SEI), submitted a written comment in support of item #12 on the agenda.

#### **Approval of January 7<sup>th</sup>, 2025 Rule 45 Report**

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

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

1. **([A2025-0014864](#)) Appointment of Samuel Paler-Ponce as member of Chicago Low-Income Housing Trust Fund Board.**
  2. **([A2025-0014866](#)) Appointment of Milka Ramirez as member of Chicago Low-Income Housing Trust Fund Board.**
  3. **([A2025-0014867](#)) Appointment of Isabel Kennon as member of Chicago Low-Income Housing Trust Fund Board.**
  4. **([A2025-0014869](#)) Appointment of Lynette McRae as member of Chicago Low-Income Housing Trust Fund Board.**
  5. **([A2025-0014871](#)) Appointment of Cameron Kinch as member of Chicago Low-Income Housing Trust Fund Board.**
  6. **([A2025-0014873](#)) Appointment of Meredith Muir as member of Chicago Low-Income Housing Trust Fund Board.**
  7. **([A2025-0014874](#)) Appointment of David Kern as member of Chicago Low-Income Housing Trust Fund Board.**
  8. **([A2025-0014876](#)) Appointment of Fatmah Farraj as member of Chicago Low-Income Housing Trust Fund Board.**
- Each nominee was present to introduce themselves, give a short statement on why they chose to volunteer for the board, and answer any questions from Committee members. Annissa Lambirth-Garrett, Executive Director for the Chicago Low-Income Trust Fund, was also present to answer any questions.
  - Alderpersons Burnett, Moore, Fuentes, Dowell, Manaa-Hoppenworth, Villegas, Taylor, and Harris all asked clarifying questions.
  - On a motion made by Alderwoman Taylor, items 1-8 were *held in Committee until further notice.*
9. **([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. (28<sup>th</sup> Ward)**

- This item was *held in Committee until further notice.*
- 10. ([O2025-0014975](#)) First amendment to Sunshine Gospel Ministries redevelopment agreement for sale of additional vacant lots at 6020, 6028, 6030, 6032, 6036, 6040 and 6046 S Calumet Ave to under City Lots for Working Families Program. (20<sup>th</sup> Ward)**
- Brian O'Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions.
  - Alderwoman Dowell asked a clarifying question.
  - Alderwoman Harris moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.
- 11. ([O2025-0014971](#)) 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. (28<sup>th</sup> Ward)**
- This item was *held in Committee until further notice.*
- 12. ([O2025-0014899](#)) Acquisition of various properties for Englewood Nature Trail Project. (16<sup>th</sup> Ward)**
- Will Holland from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
  - Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.
- 13. ([O2025-0014901](#)) Pedestrian access easement agreement on City property at 6025 S Rhodes Ave. (20<sup>th</sup> Ward)**
- Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
  - Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.
- 14. ([O2025-0014972](#)) Sale of City-owned properties at 3666 S Indiana Ave, 3806 S Wabash Ave and 437 E 45th Pl to Lisa Wentzel, Brent Matthews and Caryce Porter under ChiBlockBuilder platform. (3<sup>rd</sup> Ward)**
- Taylor Thompson 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 Mitts moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**15. ([O2025-0014968](#)) Sale of City-owned property at 13435 S Brandon Ave to Abraham Maldonado under ChiBlockBuilder platform for improved side lot with landscaped open space. (10<sup>th</sup> Ward)**

- Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**16. ([O2025-0014960](#)) Sale of City-owned property at 1337 S Talman Ave to Calin Group LLC under ChiBlockBuilder platform for construction of three-flat residential building with three surface parking spaces. (28<sup>th</sup> Ward)**

- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**17. ([O2025-0014964](#)) Sale of City-owned property at 1313 S Talman Ave to Talman Street LLC under ChiBlockBuilder platform for new construction of three-flat residential building. (28<sup>th</sup> Ward)**

- Alderperson Fuentes moved to approve a Rule 41 amendment to correct a spelling error.
- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Harris moved to approve the ordinance, which was passed by voice vote as amended in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**18. ([O2025-0014961](#)) Sale of City-owned property at 1245 S Fairfield Ave to Keos Realty LLC under ChiBlockBuilder platform for new construction of three-flat building. (28<sup>th</sup> Ward)**

- Alderperson Fuentes moved to approve a Rule 41 amendment to correct a spelling error.
- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote as amended in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**19. ([O2025-0014963](#)) Sale of City-owned property at 3457 W Carroll Ave to Second Investment LLC under ChiBlockBuilder platform for new multi-unit building on double lot. (28<sup>th</sup> Ward)**

- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.

- Alderwoman Dowell moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**20. ([O2025-0014962](#)) Sale of City-owned property at 1424 N Kildare Ave to Neelam Dwivedi and Pashupati Nath under ChiBlockBuilder platform for new two-story market-rate residential, single-family home with garage. (36<sup>th</sup> Ward)**

- Alderwoman Dowell moved to approve a Rule 41 amendment to correct a spelling error.
- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell asked a clarifying question.
- Alderman Villegas moved to approve the ordinance, which was passed by voice vote as amended in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**21. ([O2025-0014959](#)) Sale of City-owned property at 2819 W Walnut St to Shreya Singh under ChiBlockBuilder program for new residential, multi-family, 3-unit building. (27<sup>th</sup> Ward)**

- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Mitts moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**22. ([O2025-0014965](#)) Sale of City-owned property at 2866 W 23rd St to VCG Developers LLC under ChiBlockBuilder platform for residential, multi-family three-unit building. (24<sup>th</sup> Ward)**

- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**23. ([O2025-0014966](#)) Sale of City-owned property at 27 N Pine Ave to Community First Foundation under ChiBlockBuilder platform for community-owned garden. (29<sup>th</sup> Ward)**

- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation and answer any questions.
- Alderwoman Dowell moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025

**24. ([O2025-0014969](#)) Sale of City-owned properties at 7027-7029 S Princeton Ave to NeighborSpace and 5537 S Justine St to Fred Williams under ChiBlockBuilder platform for improvement of City property with open space project. (6<sup>th</sup> and 16<sup>th</sup> Ward)**

- Alderperson Fuentes moved to approve a Rule 41 amendment to correct a spelling error.
- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell asked a clarifying question.
- Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote as amended in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**25. ([O2025-0014970](#)) Sale of City-owned properties at 1747 W 18th Pl and 4741-4745 S Elizabeth St to NeighborSpace and 6234 S Wolcott Ave to Wood St Collective under ChiBlockBuilder platform. (16<sup>th</sup>, 20<sup>th</sup>, 25<sup>th</sup> Wards)**

- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**26. ([O2025-0014973](#)) Sale of three vacant City-owned parcels at 1135-1325 W 119th St to West Pullman Development Partners LLC, owner of a contiguous parcel, subject to remediation, Redevelopment Agreement, construction and operation of 413,400 sq. ft. light industrial facility with parking and loading dock appurtenances. (21<sup>st</sup> Ward)**

- Erika Selke from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

**27. ([O2025-0015406](#)) Acquisition of various lots at various locations regarding request to grant acquisition authority as part of long term planning efforts.**

- Dawveed Sully and Taylor Thompson from the Department of Planning and Development were present to testify, give a presentation, and answer any questions.
- Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote in Committee and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

On a motion made by Alderwoman Harris, the meeting was recessed until Tuesday, February 18<sup>th</sup>, 2025 at 12:30 pm in Room 201-A.

## Reconvened February Meeting

### The following members were present:

Alderman Sigcho-López (Chairman) (25)	Alderwoman Dowell (3) Alderman Robinson (4)	Alderperson Fuentes (26) Alderman Burnett (27)
Alderman Mitchell (Vice-Chair)	Alderwoman Harris (8) Alderman Quinn (13)	Alderwoman Manaa- Hoppenworth (48)
Alderman La Spata (1)	Alderwoman Tabares (23)	

Remote Participation: Alderwoman Taylor (20)

The following members were absent: Alderman Moore (17), Alderwoman Scott (24), Alderwoman Rodriguez-Sanchez (33), Alderman Ramirez-Rosa (35), Alderman Villegas (36), Alderwoman Mitts (37), Alderwoman Clay (46), Alderwoman Hadden (49)

The Chairman called the meeting to order at 12:33 pm. After quorum was established, Chairman accepted a motion by Alderperson Fuentes to allow for remote participation by Alderwoman Taylor, which was approved by voice vote. There were two additional written public comments submitted.

#### Written Public Comment:

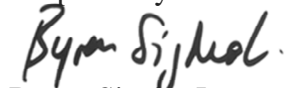
- John Paul Jones, Sustainable Englewood Initiatives (SEI), submitted a written comment in regards to the Chicago Low-Income Trust Fund Board appointees.
- David Amato, Belden Sawyer Tenant Association, submitted a written comment regarding issues with 33 Realty, a property management company in Chicago.

### The Committee addressed the following items:

28. [\(O2025-0014967\)](#) **Redevelopment agreement with Matthew Skowronski and Kathryn McIlvain for purchase of vacant fire station at 6411 S Central Ave for single family home conversion. (13<sup>th</sup> Ward)**
- Nolan Zarloff from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Matthew Skowronski and Kathryn McIlvain were also present to answer any questions.
  - Alderman Burnett asked a clarifying question.
  - Alderman Burnett moved to approve the ordinance, which was passed by voice vote and reported out at the City Council meeting on February 19<sup>th</sup>, 2025.

The Committee having no further business, on a motion made by Alderperson Fuentes, the meeting was adjourned.

Respectfully submitted,



Byron Sigcho-Lopez Chairman  
Committee on Housing and Real Estate