



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 Report of the City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following monthly report for July 2025. On Wednesday, July 9th, 2025 at 11:00 am, 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) (7)
Alderwoman Dowell (3)
Alderman Robinson (4)
Alderman Quinn (13)
Alderman Moore (17)
Alderwoman Taylor (20)

Alderwoman Tabares (23)
Alderwoman Scott (24)
Alderman Burnett (27)
Alderwoman Rodriguez-Sanchez (33)
Alderman Quezada (35)
Alderman Villegas (36)
Alderwoman Hadden (49)

Remote Participation: Alderwoman Harris (8)

The following members were absent: Alderman La Spata (1), Alderperson Fuentes (26), Alderwoman Mitts (37), Alderwoman Clay (46), and Alderwoman Manaa-Hoppenworth (48)

The following non-members were present: Alderman Mosley (21), Alderman Taliaferro (29), Alderman Vasquez (40), and Alderman Lawson (44)

The Chairman called the meeting to order at 11:19 am. After quorum was established, the Chairman accepted a motion by Alderwoman Taylor to allow for remote participation by Alderpersons La Spata, Harris and Mitts, which was approved by voice vote. There were eight public comment speakers and seven written public comments.

Public Comment:

- Zoe Leigh spoke to broader issues.
- George Blakemore spoke to broader issues.
- Tiwon Sims spoke to broader issues.
- Michael Young-Bey spoke to broader issues.
- Natasha Nicholes from We Sow We Grow Project spoke in favor of item 18 on the agenda.
- Shomani Nicholes from We Sow We Grow Project spoke in favor of item 18 on the agenda.

- Mia Berrios with People for Community Recovery spoke in favor of items 1-7 on the agenda.
- Julia Wiener from One Northside spoke in favor of items 1-7 on the agenda.

Written Public Comment

- Traolach O’Sullivan, housing organizer from Palenque LSNA wrote in support of items 1-7 on the agenda.
- Santera Mathews with the IL Green New Deal Coalition wrote in support of items 1 – 7 on the agenda.
- Marla Bramble, Deputy Director for Grassroots Collaborative, wrote in support of items 1 – 7 on the agenda.
- Mia Berrios with the People for Community Recovery, wrote in support of items 1 – 7 on the agenda.
- Michael Mini, Executive Vice President for the Chicagoland Apartment Association, wrote regarding the subject matter hearing on the agenda.
- John Paul Jones, President of Sustainable Englewood Initiatives, wrote in support to numerous items on the agenda.
- Gwendolyn Hatten Butler wrote in support of her appointment being considered before the Committee.

Approval of June 2025 Rule 45 Report

- Alderwoman Rodriguez-Sanchez moved to approve, which was approved by voice vote.

The Committee addressed the following items:

1. **([A2025-0018131](#)) Appointment of Kristin Horne as member of Board of Directors of Residential Investment Corporation.**
 2. **([A2025-0018132](#)) Appointment of Don Villar as member of Board of Directors of Residential Investment Corporation.**
 3. **([A2025-0018133](#)) Appointment of William W. Towns as member of Board of Directors of Residential Investment Corporation.**
 4. **([A2025-0018134](#)) Appointment of Edith Tovar as member of Board of Directors of Residential Investment Corporation.**
 5. **([A2025-0018135](#)) Appointment of Gwendolyn Hatten Butler as member of Board of Directors of Residential Investment Corporation.**
 6. **([A2025-0018136](#)) Appointment of Daniel Hertz as member of Board of Directors of Residential Investment Corporation.**
 7. **([A2025-0018137](#)) Appointment of Juanita Garcia as member of Board of Directors of Residential Investment Corporation.**
- Department of Housing Commissioner, Lisette Castañeda, and Chief of Policy, Jung Yoon, was present to testify, give insight on the selection process, and answer any questions from Committee members. Each appointee got to introduce themselves and give a summary on their interest to serve on the board.
 - Alderpersons Taylor, Dowell, Burnett, Villegas, and non-member Alderman Vasquez asked clarifying questions.
 - Alderman Quezada moved to approve items 1 – 7, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.

8. **([O2025-0018171](#)) Second amendment to Right of Entry Use Agreement with Lincoln Park Zoological Society to continue research opportunities at Lurie Garden, 220 E Monroe St with renewed access to the property. (42nd Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor asked clarifying questions.
 - Alderman Quezada moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
9. **([O2025-0018223](#)) Redevelopment agreement for sale of properties to Citizens Building a Better Community LLC under City Lots for Working Families Program to construct single family homes at 601, 629, 631, 633, 635, 620, 622, 624 and 626 E 46th St and 4531, 4553 and 4833 S Evans Ave including modification of program requirements and reduction or waiver of certain fees. (3rd and 4th Wards)**
 - At the request of the local Alderpersons, this item was held in committee until further notice.
10. **([SO2025-0018222](#)) First amendment to City Lots for Working Families program for sale of City-owned vacant land to developers for construction of affordable single-family homes or two-flat buildings including changes to lot size, lot value thresholds, city hiring requirements, and other participatory or qualifying amendments.**
 - Alderman Quezada moved to approve the substitute ordinance.
 - Brian O' Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor and Alderwoman Dowell asked clarifying questions.
 - Alderwoman Dowell moved to approve this item as substituted, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
11. **([O2025-0018220](#)) Acceptance of negotiated permanent easement from Union Pacific Railroad to facilitate Illinois Commerce Commission project for installation of pedestrian safety facilities at N Nagle Ave highway-rail grade crossing. (45th Ward)**
 - Matt Croker from the Department of Transportation was present to testify, give a presentation, and answer any questions.
 - Alderman Quezada moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
12. **([O2025-0018190](#)) Transfer of certain remnant properties to be within purview of Commissioner of Transportation to negotiate, transfer, and include by economic settlement, those remnants of original acquisition parcels determined to be uneconomical and not needed for Burley Ave Rd improvements. (10th Ward)**

- Soliman Khudeira from the Department of Transportation was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor, Alderman Quezada, and Alderwoman Dowell asked clarifying questions.
 - Alderwoman Scott moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
13. **([SO2025-0018194](#)) Transfer of certain remnant properties to be within purview of Commissioner of Transportation to negotiate, transfer, and include by economic settlement, those remnants of original acquisition parcels determined to be uneconomical and not needed for Archer Ave and Belt Railway Company of Chicago Grade Separation Project. (23rd Ward)**
- Alderwoman Scott moved to approve the substitute ordinance.
 - Soliman Khudeira from the Department of Transportation was present to testify, give a presentation, and answer any questions.
 - Alderwoman Rodriguez-Sanchez moved to approve this item as substituted, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
14. **([SO2025-0018250](#)) Sale of vacant City-owned properties at 3635-3637 W Douglas Blvd, 1501, 1859 and 1900 S Springfield Ave, 1524 and 1613 S Avers Ave and 1402 S Independence Blvd to and redevelopment agreement with Missing Middle Chicago LLC under ChiBlockBuilder platform for construction of eight residential buildings. (24th Ward)**
- Alderwoman Rodriguez-Sanchez moved to approve the substitute ordinance.
 - Brian Hacker from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Scott spoke in support of this item in her ward.
 - Alderwoman Dowell asked clarifying questions.
 - Alderman Quezada moved to approve this item as substituted, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
15. **([O2025-0018254](#)) Sale of vacant City-owned property at 5831 W Chicago Ave,, 5835 W Chicago Ave to The Mingo Group Corp subject to state site remediation program. (29th Ward)**
- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman Taliaferro spoke in favor to this item in his ward.
 - Alderwoman Dowell moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
16. **([O2025-0018251](#)) Sale of City-owned property at 2426 W Madison St to LJS2020 Ltd. (27th Ward)**

- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman Moore moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
17. **([O2025-0018245](#)) Sale of vacant City-owned property at 3116 W Fifth Ave to Asali Naima Locke under ChiBlockBuilder platform for creation of side yard. (28th 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 this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
18. **([O2025-0018235](#)) Sale of City property at 649, 653, 657, 701, 709, 717, 721, 723, 725 W 120th St, 11918 S Union Ave and 11953 S Emerald Ave to NeighborSpace by quit claim deeds in partnership with We Sow We Grow under ChiBlockBuilder platform to build urban agriculture district, in partnership with the Morton Arboretum to construct an orchard and zen garden. (21st Ward)**
- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Dowell and Alderman Moore asked clarifying questions.
 - Alderman Moore spoke in support of the item in his ward.
 - Alderwoman Rodriguez-Sanchez moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
19. **([O2025-0018227](#)) Sale of vacant City-owned properties at 5227 to 5229 S Cicero Avenue to 5211 Cicero Chicago LLC under ChiBlockBuilder platform for the development as a Paisans Pizzeria. (23rd Ward)**
- Nolan Zaroff from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Tabares spoke in favor of this item in her ward.
 - Alderman Moore moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.
20. **([O2025-0018247](#)) Sale of vacant City-owned property at 2019 W Washington Blvd to Franklin Holdings LLC - Twenty-Seventh Series under ChiBlockBuilder platform for construction of residential building. (27th Ward)**
- Raquel Vega from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman Quezada moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.

21. ([O2025-0018249](#)) **Sale of vacant City-owned property at 1400-1408 E 65th Pl to JD Housing LLC under ChiBlockBuilder platform for construction of three residential buildings. (5th Ward)**

- Tom Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on July 16th, 2025.

22. ([O2025-0018248](#)) **Sale of vacant City-owned properties at 4336 and 4338 S Forrestville Ave to JacobDaBuilder, Inc. under ChiBlockBuilder platform for construction of residential building. (3rd Ward)**

- Tom Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell spoke in favor to this item in her ward.
- Alderman Quezada moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on July 16th, 2025.

23. **Subject Matter Hearing on [R2024-0012413](#) - Call for hearing(s) on impacts of algorithmic price fixing on housing availability and affordability. (33rd Ward)**

No vote was taken on this matter.

The following subject matter experts were present:

- Alderwoman for the 33rd Ward, Rossana Rodriguez-Sanchez
- State Senator Graciela Guzmán
- Mia Loseff, Housing Program Coordinator for Local Progress
- Ashley Bishel, attorney for Shriver Center on Poverty Law
- Leah Levinger, attorney for Shriver Center on Poverty Law

Each speaker was given several minutes for their presentations, followed by the Q&A section. The following Alderpersons asked clarifying questions which were responded to by the appropriate speaker, mentioned above.

- Alderman Vasquez, Alderwoman Dowell, Alderwoman Rodriguez-Sanchez, and Alderman Quezada

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

Respectfully submitted,



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