



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 City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following monthly report for June 2025. On Wednesday, June 11th, 2025 at 12:00 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 (7)
Alderman La Spata (1)
Alderman Robinson (4)
Alderwoman Harris (8)
Alderman Quinn (13)

Alderwoman Scott (24)
Alderman Burnett (27)
Alderwoman Rodriguez-Sanchez (33)
Alderman Quezada (35)
Alderwoman Manaa-Hoppenworth (48)

The following non-members were present: President Pro-Temp Nugent (39) [*counted towards quorum*]

Remote Participation: Alderman Moore (18)

The following members were absent: Alderwoman Dowell (3), Alderwoman Tabares (23), Alderperson Fuentes (26), Alderman Villegas (36), Alderwoman Mitts (37), Alderwoman Clay (46), Alderwoman Hadden (49)

After a delay, the Chairman called the meeting to order at 12:55 pm. After quorum was established, the Chairman accepted a motion by Alderman Quezada to allow for remote participation by Alderman Moore, which was approved by voice vote. There were three public speakers and two written public comments.

Public Comment:

- Melvin Bailey, Co-Founder of Citizens Building A Better Community, spoke in support of DPD's Missing Middle Infill Housing Initiative pilot program
- Tiwon Sims advocated on behalf of his personal experience with being homeless.
- George Blakemore spoke to various City-wide issues.

Written Public Comment:

- John Paul Jones, President of Sustainable Englewood Initiatives, submitted a comment in support of item # 1, 9, & 10 on the agenda.

- Lloyd Chatfield, General Counsel for Skyway Concession Company, LLC, submitted a comment in support of item #5 on the agenda.

Approval of May Rule 45 Report

- Alderwoman Manaa-Hoppenworth moved to approve the report, which was approved by voice vote.

The Committee addressed the following items:

1. **([A2025-0017534](#)) Appointment of Kenneth Burnett as member of Chicago Low-Income Housing Trust Fund Board.**
 - Chief Homelessness Officer, Sindy Soto, was present to testify, give insight on the selection process, and answer any questions from Committee members. Mr. Burnett got to introduce himself and give a summary of his interest to serve on the board.
 - Alderman La Spata spoke in support of the appointee and moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.
2. **([O2025-0017439](#)) Designation of 1333 N Kingsbury St as Low Affordability Community. (27th Ward)**
 - Marcellius Turner from Alderman Burnett's office was present to testify and answer any questions on behalf of the Alderman's ordinance.
 - Alderman La Spata moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on June 18th, 2025.
3. **([SO2025-0016649](#)) Designation of 48th Ward as Low-Affordability Community.**
 - Alderman La Spata moved to accept the substitute ordinance for consideration.
 - Alderwoman Manaa-Hoppenworth was present to testify and answer any questions on behalf of her ordinance.
 - Alderman La Spata asked a clarifying question.
 - Alderwoman Manaa-Hoppenworth moved to approve this item, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.
4. **([O2025-0017522](#)) First amendment to intergovernmental agreement with Board of Trustees of University of Illinois for five-year extension of lease for administrative and health facilities, allowing expansion space for federal grant-funded dental clinic at 1713 S Ashland Ave. (25th Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions. Assistant Counsel for the University of Illinois, Joe Kearney and Dr. Scott Tomar who oversees the clinic at this location, were also present to answer any questions.
 - Alderwoman Manaa-Hoppenworth moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.

5. **([O2025-0017505](#)) First amendment to lease agreement with Skyway Concession Company LLC for salt storage at 3154 E 95th St extending to November 30, 2027 with right to execute two one-year lease renewals. (10th 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 a clarifying question.
 - Alderwoman Scott moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.
6. **([O2025-0017574](#)) Land sale and redevelopment agreement with Claretian Associates, Inc. for purchase of City lots at 8816, 8818, 8822, 8824, 8828, 8830, 8836, 8838, 8840, 8842, 8943, 8945 and 9118 S Buffalo Ave under City Lots for Working Families Program. (10th Ward)**
 - Brian O'Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions.
 - Alderman Quezada moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.
7. **([O2025-0017569](#)) Sale of vacant City-owned property at 7149 S Dobson Ave to Habitat for Humanity Chicago subject to amendment of redevelopment agreement to include property. (5th Ward)**
 - Brian O'Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions. Latesha Steele, Director of Real Estate Development for Habitat for Humanity Chicago, was also present to answer questions.
 - Alderman La Spata asked a clarifying question.
 - Alderman Manaa-Hoppenworth moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.
8. **([O2025-0017592](#)) Sale of City-owned property at 506 – 508 N Monticello Ave to Citizens Building a Better Community LLC with financial assistance of forgivable Tax Increment Financing (TIF) loan. (27th Ward)**
 - James Wheaton from the Department of Housing was present to testify, give a presentation, and answer any questions. Co-Founder of Citizens Building a Better Community LLC, Melvin Bailey, was also present to answer any questions.
 - Vice-Chair Mitchell, Chairman Sigcho-López, and Alderman La Spata asked clarifying questions.
 - Alderwoman Scott moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.
9. **([O2025-0017596](#)) Sale of vacant City-owned property at 1648, 1654, 1658 S Drake Ave and 1630, 1631, 1653, 1804, and 1810 S Trumbull Ave to Westside Community Group Inc. under ChiBlockBuilder Missing Middle Infill Housing Initiative pilot program for construction of residential buildings. (24th Ward)**
10. **([O2025-0017597](#)) Sale of vacant City-owned property at 1421, 1433, 1435, 1437, 1443 S Trumbull Ave, 1442 S Homan Ave, 1551 S Homan Ave, 3357 W Douglas**

Blvd to Citizens Building a Better Community under ChiBlockBuilder Missing Middle Infill Housing Initiative pilot program for construction of residential buildings. (24th Ward)

- Brian Hacker from the Department of Planning and Development was present to testify, give a presentation, and answer any questions on Items 9 & 10.
- Alderwoman Scott provided context on these ordinances in her ward.
- Alderwoman Mana-Hoppenworth, Alderman La Spata, and Vice-Chair Mitchell asked clarifying questions.
- Vice-Chair Mitchell and Alderman La Spata moved to approve both ordinances which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.

11. ([O2025-0017582](#)) Sale of City-owned property at 513 E 44th Place to McBrearty Construction Inc. under ChiBlockBuilder platform. (3rd Ward)

- Raquel Vega from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Vice-Chair Mitchell moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.

12. ([O2025-0017595](#)) Sale of vacant City-owned property at 3401, 3407, 4401 W Harrison St and lots commonly known as 610 S Homan Ave to Homan Gateway LLC under Open Space ChiBlockBuilder platform for construction of public plaza in West Garfield Park Community Area. (24th Ward)

- Meg Gustafson 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.
- Alderman La Spata moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.

13. ([O2025-0017878](#)) Transfer of city property at 12100 S Peoria St to Cook County Land Bank Authority which owns surrounding land described in Exhibit B to bundle and develop these vacant properties in entirety. (21st Ward)

- Will Holland from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Manaa-Hoppenworth asked a clarifying and moved to approve this ordinance, which was approved by voice vote and reported out at the next City Council meeting on June 18th, 2025.

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

Respectfully submitted,



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