



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 monthly report for September 2025. On Wednesday, September 24th, 2025 at 11:00 am, the Committee on Housing and Real Estate held a meeting in Room 201A.

The following members were present:

Alderman Sigcho-López (Chairman) (25)
Alderman Mitchell (Vice-Chair) (7)
Alderman La Spata (1)
Alderman Dowell (3)
Alderman Quinn (13)
Alderman Moore (17)
Alderman Taylor (20)

Alderman Tabares (23)
Alderman Scott (24)
Alderman Quezada (35)
Alderman Villegas (36)
Alderman Mitts (37)
Alderman Manaa-Hoppenworth (48)

Remote Participation: Alderman Robinson (4), Alderman Harris (8)

Completed meeting by remote participation: Alderman Fuentes (26), Alderman Rodriguez-Sanchez (33), Alderman Clay (46), Alderman Hadden (49)

The following non-members were present: Alderman Yancy (5), Alderman Hall (6), Alderman Coleman (16), Alderman Ervin (28)

The Chairman called the meeting to order at 11:09 am. After quorum was established, the Chairman accepted a motion by Alderman Quezada to allow for remote participation by Alderman Harris, Alderman Robinson, and Alderman Clay, which was approved by voice vote. Another motion was made later in the meeting by Alderman Taylor to allow for remote participation by Alderman Fuentes, Alderman Rodriguez-Sanchez and Alderman Hadden. There were ten public speakers and six written public comments.

Public Comment:

- Kat Douglas spoke in support to item #5 on the agenda.
- Sharon Lewis asked to hold item #5 on the agenda.
- Jon Kozlowski asked to hold item #5 on the agenda.
- Lashawn Brown asked to hold item #5 on the agenda.
- Christian Ephriam spoke in support of item #5 on the agenda.
- Jonathan Scott asked to hold item #5 on the agenda.
- Dianne Hodges asked to hold item #5 on the agenda.

- Sahar Punjwani spoke in support to item #5 on the agenda.
- Val Free asked to hold item #5 on the agenda.
- Kiara Hardin spoke in support to item #5 on the agenda.

Written Public Comments:

- Cat Vielma, Director of Redstone Equity Partner, wrote not in favor of item #6.
- The Chicago Rehab Network wrote not in favor of item #6.
- Allison Clements, Executive Director of Illinois Housing Council, wrote not in favor of item #6.
- Stephan Rappin, President & CEO of Evergreen Real Estate Group, wrote not in favor of item #6.
- Lincoln Stannard, Co-Executive Director of LUCHA, wrote not in favor of item #6.
- Guacolda Reyes, Chief Real Estate Development Officer with The Resurrection Project, wrote not in favor of item #6.

Approval of July 2025 Rule 45 Report

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

The Chairman called for a brief recess due to technical issues and the meeting resumed in Council Chambers after notice was given to the change in location.

The Committee addressed the following items:

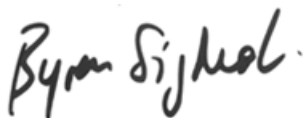
1. **(O2025-0018223) Redevelopment agreement for sale of properties to Citizens Building a Better Community LLC under City Lots for Working Families Program to construct single family homes at 601, 629, 631, 633, 635, 620, 622, 624 and 626 E 46th St and 4531, 4553 and 4833 S Evans Ave including modification of program requirements and reduction or waiver of certain fees. (3rd and 4th Wards)**
 - Brian O'Donnell from the Department of Housing was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor asked clarifying questions.
 - Alderman Mitchell moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on September 25th, 2025.
2. **(O2025-0018850) Sale of City-owned renovated motel at 5230 N Lincoln Ave (former Diplomat Motel) to Cornerstone Community Outreach under Department of Housing Non-Congregate Shelter Acquisition Program to operate and manage as non-congregate shelter to be known as The Haven on Lincoln. (40th Ward)**
 - Meredith Muir from the Department of Housing was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor and Dowell asked clarifying questions.
 - Alderpersons Hadden, La Spata, and Manaa-Hoppenworth spoke in support of this item.
 - Alderwoman Clay moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on September 25th, 2025.

3. **([O2025-0018827](#)) Amendment of Municipal Code Sections 2-44-080, 2-44-085 and 2-44-135 to dissolve Chicago Community Land Trust (a.k.a., Chicago Housing Trust) and allow formation as bureau within Department of Housing.**
 - James Wheaton from the Department of Housing was present to testify, give a presentation, and answer any questions. Lisa Misher from the Department of Law was also present to testify and answer any questions.
 - Alderpersons Hadden, Dowell, Fuentes, La Spata, Taylor, and Moore asked clarifying questions.
 - Alderwoman Hadden moved to hold this item in committee until further notice.
4. **([O2025-0018733](#)) Designation of 6756-6758 S Chappel Ave as Low Affordability Community. (5th Ward)**
 - Alderman Yancy was present to testify on behalf of his ordinance.
 - Alderman Quezada moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on September 25th, 2025.
5. **([SO2023-0004085](#)) Establishment of Jackson Park Housing Pilot Program by amending various parts of Chapters 2-44-110, 5-10, and 5-12 of the Municipal Code. (5th, 6th, and 20th Wards)**
 - Alderman Quezada moved to accept the substitute ordinance.
 - Chief of Policy for the Mayor's Office, Jung Yoon, was present to testify, give a presentation, and answer any questions. Alderman Yancy, Director of Policy and Planning for DOH, Edwin Ortiz, Policy Analyst for DOH, Falon Young, and Executive Director for Southside Together, Dixen Romeo were also present to testify and answer any questions.
 - Alderman La Spata and Robinson spoke in favor of this ordinance.
 - Alderwoman Dowell asked clarifying questions and moved to accept a Rule 59 request to allow for non-member Alderman Hall to participate remotely.
 - Alderman Hall and Alderwoman Taylor also spoke in favor of this ordinance.
 - Alderman Yancy gave a closing statement for this ordinance in his ward.
 - Alderwoman Taylor moved to approve this item as substituted, which was approved by voice vote, and reported out at the next City Council meeting on September 25th, 2025.
6. **([O2024-0012422](#)) Amendment of Municipal Code Title 5 by adding new Chapter 5-25 entitled "Accountable Housing and Anti-Discrimination Waitlist Act". (Introduced by Alderwoman Hadden)**
 - At the request of the Alderperson, this item was held in committee until further notice.
7. **([SO2025-0015983](#)) Sale of City-owned property at 3901 S Halsted St to Illinois Department of Transportation for Pershing Road highway improvement project. (11th Ward)**

- Alderman Quezada moved to approve the substitute ordinance.
 - Bill Higgins from the Department of Transportation was present to testify, give a presentation, and answer any questions.
 - Alderwoman Dowell and Mitts asked clarifying questions.
 - Alderman La Spata moved to approve this item as substituted, which was approved by voice vote, and reported out at the next City Council meeting on September 25th, 2025.
8. **([O2025-0018836](#)) Sale of vacant City-owned property at 5056 W Washington Blvd to The Catholic Bishop of Chicago for benefit of St. Simon of Cyrene, under ChiBlockBuilder platform for landscaped parking lot with remote-operated gate entry. (28th Ward)**
- Raquel Vega 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 September 25th, 2025.
9. **([O2025-0018832](#)) Sale of vacant City-owned property at 6710 S Rhodes Ave to Urban Market Exchange LLC by quitclaim deed with open space use restriction. (6th Ward)**
- Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor and Alderman Moore spoke in favor of this item.
 - Alderman Moore moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on September 25th, 2025.
10. **([O2025-0018851](#)) First amendment to redevelopment agreement with Center Court Development LLC for phased development of City parcels at 5408, 5410, 5440 S Dearborn St, 5407, 5419, 5400 S Federal St, and developer parcels at 5400-02, 5404, 5412, 5426, 5434, 5440 S Dearborn St, with relief from certain City requirements for construction of various dwelling units. (20th Ward)**
- Justin Petersen 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 as substituted, which was approved by voice vote, and reported out at the next City Council meeting on September 25th, 2025.

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

Respectfully submitted,



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