



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 October 2025. On Tuesday, October 7th, 2025 at 12:30 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 (Vice-Chair) (7)

Alderman La Spata (1)

Alderwoman Dowell (3)

Alderwoman Harris (8)

Alderman Quinn (13)

Alderman Moore (17)

Alderwoman Taylor (20)

Alderwoman Scott (24)

Alderman Burnett (27)

Alderman Quezada (35)

Alderman Villegas (36)

Alderwoman Manaa-Hoppenworth (48)

Alderwoman Hadden (49)

Remote Participation: Alderman Robinson (4), Alderwoman Tabares (23)

The following members were absent: Alderperson Fuentes (26), Alderwoman Rodriguez-Sanchez (33), Alderwoman Mitts (37), Alderwoman Clay (46)

The following non-members were present: Alderman Ervin (28), Alderman Waguespack (32)

The Chairman called the meeting to order at 12:36 pm. After quorum was established, the Chairman accepted a motion by Alderman Quezada to allow for remote participation by Alderman Robinson and Alderwoman Tabares, which was approved by voice vote. There were five public speakers and no written public comments were received by the Committee.

Public Comment:

- The following individuals spoke to broader issues in Chicago, not pertaining to items on the agenda:
 - o Jessica Jackson, George Blakemore, Zoe Leigh, Danielle Carter, Dennis White

Approval of September 2025 Rule 45 Report

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

The Committee addressed the following items:

1. **([O2025-0019798](#)) Designation of property at 1840-1866 N Marcey St as Low Affordability Community. (32nd Ward)**
 - Alderman Waguespack 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 October 16th, 2025.

2. **([SO2025-0018769](#)) Execution of Affordable Housing Covenant and Lien for 1810 W Jackson Blvd. (27th Ward)**
 - Alderwoman Scott moved to accept the substitute ordinance.
 - Alderman Burnett was present to testify on behalf of his ordinance.
 - Alderwoman Taylor asked a clarifying question.
 - Alderman Quezada moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

3. **([O2025-0019940](#)) Lease agreement with Millennium Parking Garages LLC to rent space for City's electric vehicle fleet parking and charging. (42nd Ward)**
 - Merit Solis from the Department of Fleet and Facility Management 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. Tom McCoy with Millenium Parking Garage LLC was also present to answer any questions.
 - Alderwoman Taylor and Alderwoman Dowell asked clarifying questions.
 - Alderwoman Hadden moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

4. **([O2025-0019978](#)) Lease agreement with Chicago Board of Education for use of parking lot located at 3500-3508 S Wallace St. (11th Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
 - Alderman Villegas and Alderwoman Taylor asked clarifying questions.
 - Alderwoman Dowell moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

5. **([O2025-0019981](#)) Renewal and amendment of lease agreement with 4150 Partnership for property at 4150 W 55 St. (23rd Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
 - Alderman Villegas moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

6. **([O2025-0020000](#)) Sale of City-owned property at 4640, 4644, 4652 S Vincennes Ave and 454, 456-58 E 47 St to Revere Properties Development, LLC under ChiBlockBuilder platform. (3rd Ward)**
 - Justin Peterson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Dowell spoke in support of this item.
 - Alderman La Spata moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

7. **([O2025-0020005](#)) Sale of City-owned property at 3852 S Lake Park Ave, 5946 S Marshfield Ave, 2949 W 77 St, 4235 S St. Lawrence Ave, 4323 S Indiana Ave, 614 E 42nd St, 9523 S Perry Ave, 3401 S Prairie Ave, 604 E 42nd St and 4749 S Honore St under ChiBlockBuilder platform. (3rd, 4th, 9th, 15th, 18th Wards)**
 - Nadia Thomas from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor asked a clarifying question.
 - Alderwoman Scott moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

8. **([O2025-0020007](#)) Sale of City-owned property at 1450-1452 W 74 St to Wholistic Alliance under ChiBlockBuilder platform. (17th Ward)**
 - Meg Gustafson 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 October 16th, 2025.

9. **([O2025-0020013](#)) Sale of City-owned property at 1142 W Garfield Blvd to Little Bear Holdings under ChiBlockBuilder platform. (16th Ward)**
 - Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman La Spata asked a clarifying question.
 - Alderwoman Harris moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

10. **([O2025-0019983](#)) Redevelopment agreement with JRD LLC for City-owned lands at 4327 S Ellis Ave, 4320 S Greenwood Ave and 4347 S Berkeley Ave. (4th Ward)**
 - Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Dowell and Alderman Quinn asked clarifying questions.
 - Alderwoman Dowell moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

11. **(O2025-0019999) Sale of City-owned property at 3256 W Congress Parkway to Click Development, LLC under ChiBlockBuilder platform. (28th Ward)**
 - Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman La Spata moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

12. **(SO2025-0020002) Sale of City-owned property at 4100 S Calumet Ave to JD Housing LLC under ChiBlockBuilder platform. (3rd Ward)**
 - Alderwoman Dowell moved to accept the substitute ordinance.
 - Thomas Bellino 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 as substituted, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

13. **(O2025-0019987) Sale of City-owned property at 890 N Sacramento Blvd to Ariel E. Ramirez, under ChiBlockBuilder platform. (36th Ward)**
 - Raquel Vega from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Manaa-Hoppenworth moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

14. **(O2025-0020008) Sale of City-owned property at 426 E 42nd Pl to KBM Holdings LLC 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.
 - Alderwoman Scott moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

15. **(O2025-0020010) Sale of City-owned property at 437, 441-447 E 42nd Pl to KBM Holdings LLC 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.
 - Alderman Quezada moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

16. **(O2025-0020011) Sale of City-owned property at 3923-3929 S Vincennes Ave to KBM Holdings LLC under ChiBlockBuilder platform. (4th Ward)**
 - Raquel Vega from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.

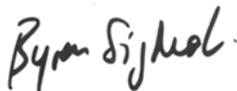
- Alderman Villegas asked a clarifying question.
 - Alderman Quezada moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.
17. **(O2025-0019994) Sale of City-owned property at 1419, 1507, 1509, 1511 and 1515 S Christiana Ave to Beauty for Ashes Developers LLC under ChiBlockBuilder platform. (24th Ward)**
18. **(O2025-0019998) Sale of City-owned property at 1419, 1421, 1429, 1436, 1514, 1551 S Spaulding Ave and 3245 W Douglas Blvd to Sunshine Management LLLP under ChiBlockBuilder platform. (24th Ward)**
- Items 17 & 18 were presented and voted on together as part of the Department of Planning and Development’s Missing Middle Initiative.
 - Brian Hacker from the Department of Planning and Development was present to testify and answer any questions.
 - Alderman Villegas and Alderman Burnett asked clarifying questions.
 - Alderman La Spata moved to approve the two items, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.
19. **(O2025-0020009) Sale of City-owned property at 949 W 59th St to Ali Salem under ChiBlockBuilder platform. (16th Ward)**
- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman La Spata moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.
20. **(O2025-0020012) Sale of City-owned property at 6913 S Racine Ave to Jackie Edwards under ChiBlockBuilder platform. (16th Ward)**
- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderman Villegas moved to approve this item, which was approved by voice vote, and reported out at the next City Council meeting on October 16th, 2025.

Subject Matter Hearing:

The previously scheduled Subject Matter Hearing on the 5 Year Homelessness Plan was *postponed until further notice.*

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