



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 the City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following monthly report for December 2025. On Wednesday, December 3rd, 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 Michell (Vice-Chair) (7)

Alderman La Spata (1)

Alderwoman Dowell (3)

Alderman Quinn (13)

Alderman Moore (17)

Alderwoman Taylor (20)

Alderwoman Tabares (23)

Alderwoman Scott (24)

Alderperson Fuentes (26)

Alderman Burnett (27)

Alderman Quezada (35)

Alderman Villegas (36)

Alderwoman Clay (46)

Alderwoman Manaa-Hoppenworth (48)

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

The following members were absent: Alderwoman Rodriguez-Sanchez (33), Alderwoman Mitts (37), Alderwoman Hadden (49)

The following non-committee member was present: Alderman Mosley (21)

The Chairman called the meeting to order at 12:40 pm. After quorum was established, the Chairman accepted a motion by Alderman Villegas to allow for remote participation by Alderpersons Robinson and Harris, which was approved by voice vote. There were twelve public speakers and eighteen written public comments received by the Committee.

Public Comment:

- Zoe Leigh spoke to broader issues.
- Michelle Clopton spoke in favor of item #10 on the agenda.
- Dennis White spoke to broader issues.
- Mark Clements spoke in favor of item #10 on the agenda.
- Anthony Holmes spoke in favor of item #10 on the agenda.
- George Blakemore spoke to broader issues.
- Danielle Carter spoke to broader issues.
- Jessica Jackson spoke to broader issues.

- Joey Mogul spoke in favor of item #10 on the agenda.
- John M. Gay spoke in favor of item #10 on the agenda.
- Stanley Howard spoke in favor of item #10 on the agenda.
- Lonetta Thomas spoke in favor of item #10 on the agenda.

Written Public Comments

- Kristen Horne with Here to Stay Community Land Trust submitted a written comment in regard to item #1 on the agenda.
- Susan Yunun with Palenque LSNA submitted a written comment in regard to item #1 on the agenda.
- Mark Clements with the Chicago Torture Justice Center submitted a written comment in support of item #10 on the agenda.
- Alice Kim with the Chicago Torture Justice Memorial submitted a written comment in support of item #10 on the agenda.
- Dr. Elizabeth S. Todd-Breland with the University of Illinois Chicago submitted a written comment in support of item #10 on the agenda.
- Mary Patten with the School of the Art Institute of Chicago submitted a written comment in support of item #10 on the agenda.
- Carl Williams submitted a written comment in support of item #10 on the agenda.
- Amber Ginsburg with the University of Chicago submitted a written comment in support of item #10 on the agenda.
- Carla Navoa submitted a written comment in support of item #10 on the agenda.
- Yamali Rodriguez-Gruger with Chicago Public Schools submitted a written comment in support of item #10 on the agenda.
- Dr. Patricia Nguyen submitted a written comment in support of item #10 on the agenda.
- Steve Roseman with Chicago Public Schools submitted a written comment in support of item #10 on the agenda.
- Dr. Eve L. Ewing with the University of Chicago submitted a written comment in support of item #10 on the agenda.
- Sarah Ross with the School of the Art Institute of Chicago submitted a written comment in support of item #10 on the agenda.
- Nicole Smith-Franklin with Chicago Public Schools submitted a written comment in support of item #10 on the agenda.
- Charles Hoffman with the Office of the Illinois State Appellate Defender submitted a written comment in support of item #10 on the agenda.
- Joanna Gardner-Huggett submitted a written comment in support of item #10 on the agenda.
- Candance Gorman with the Law Office of H. Candace Gorman submitted a written comment in support of item #10 on the agenda.

Approval of November 2025 Rule 45 Report

- Alderman Quezada moved to approve the report, which was approved by voice vote.

The Committee addressed the following items:

1. **(O2025-0019668) Amendment of ordinance passed on November 7, 2023 regarding acquisition of property at 11414 S Halsted St from Albertsons LLC for use by City as migrant shelter.**
 - Alderman Mosley was present to testify on behalf of his ordinance and answer any questions.
 - Alderman La Spata asked a clarifying question.
 - Alderman Moore moved to approve this item, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.

2. **(SO2025-0018827) 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. (City-Wide)**
 - Alderwoman Dowell moved to accept and consider the substitute ordinance.
 - James Wheaton and Will Edwards from the Department of Housing were present to testify, give a presentation, and answer any questions.
 - Alderman La Spata, Alderwoman Taylor, Alderwoman Dowell, and Vice-Chair Mitchell asked clarifying questions.
 - Alderwoman Taylor moved to approve this item as substituted, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.

3. **(O2025-0020499) Renewed and amended lease agreement with L.F.L. Properties, Inc. for property at 4310 W North Ave. (36th 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 and moved to approve this item, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.

4. **(O2025-0020522) Renewed and amended lease agreement with 4615 Homer LLC for property at 4615 W Homer St. (36th Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor and Alderwoman Harris asked clarifying questions.
 - Alderwoman Harris moved to approve this item, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.

5. **(O2025-0020518) Second amendment to right-of-entry use agreement with Columbia Yacht Club for renewed access to City-owned parking lot located under northbound lanes of S DuSable Lake Shore Drive, north of E Randolph St. (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 and made a motion to hold this item in Committee.
- 6. ([O2025-0020975](#)) Sale of City-owned property at 515 E Bowen Ave to Landex Holding Company LLC. (4th Ward)**
- Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor asked a clarifying question.
 - Alderman Moore moved to approve this item, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.
- 7. ([O2025-0020974](#)) Sale of City-owned property at 4018 S Ellis Ave to 4020 S Ellis Condominium Association.(4th Ward)**
- James Michaels 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 Taylor moved to approve this item, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.
- 8. ([O2025-0020978](#)) Sale of City-owned property at 514-516 E 50th Street to Walton Street Builders LLC. (20th Ward)**
- James Michaels 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 Villegas moved to approve this item, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.
- 9. ([O2025-0020976](#)) Sale of City-owned property at 6118 and 6122 S Stewart Ave to Rita Woodard. (20th 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 City Council meeting on December 10th, 2025.
- 10. ([O2025-0020526](#)) Sale of City-owned property at 5413 S Calumet Ave to Lake Park Associates, Inc. under real estate exchange agreement. (20th Ward)**
- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. London Walther from DPD was also present to answer any questions.

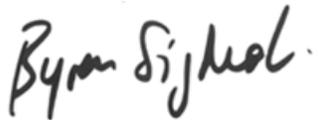
- Alderwoman Dowell asked a clarifying question and spoke in support of the item.
- Alderwoman Taylor spoke in support of the item and extended her gratitude to all those that made the project happen.
- Alderwoman Taylor moved to approve this item, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.

11. (O2025-0020506) Transfer of City-owned property at 8385 S Birkhoff Ave/8319 S Vincennes Ave to Chicago Park District. (21st Ward)

- Meg Gustafson 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.
- Alderman Quezada moved to approve this item, which was approved by voice vote, and reported out at the City Council meeting on December 10th, 2025.

There being no further business before the Committee, on a motion made by Alderwoman Taylor, the meeting was adjourned.

Respectfully submitted,



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