



CITY OF CHICAGO



BYRON SIGCHO-LOPEZ  
ALDERMAN, 25TH WARD

Committee on Housing and Real Estate  
Monthly Rule 45 Report

Pursuant to the Rule 45 of City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following report for October 2024. On Tuesday, October 1<sup>st</sup>, 2024 at 10:30 am, the Committee on Housing and Real Estate held a meeting at City Hall in Room 201A.

**The following members were present:**

Chairman Sigcho-Lopez (25)	Alderwoman Scott (24)
Vice Chair Mitchell (7)	Alderperson Fuentes (26)
Alderwoman Dowell (3)	Alderman Burnett (27)
Alderman Quinn (13)	Alderwoman Rodriguez-Sanchez (33)
Alderman Moore (17)	Alderman Villegas (36)
Alderwoman Tabares (23)	Alderwoman Hadden (49)

Remote Participation: Alderman Robinson (4), Alderwoman Taylor (20)

The following members were absent: Alderman La Spata (1), Alderwoman Harris (8), Alderman Ramirez-Rosa (35), Alderwoman Mitts (37), Alderwoman Clay (46), Alderwoman Manaa-Hoppenworth (48)

Non-member present: Alderman Gardiner (45)

The Chairman called the meeting after a slight delay at 10:40 am. After quorum was established, the Chairman accepted a motion from Alderwoman Hadden to allow for remote participation by Alderpersons Taylor and Robinson, which was approved by the same roll call as was used to establish quorum. There were four public speakers and three written comments for items posted on the agenda.

**Public Comment:**

The following people gave public comment regarding city-wide housing issues but not related to items on the agenda: Taiwan Sims, Zoe Leigh, Jessica Jackson, and Dee Perkins.

**Written Public Comment:**

- The Riverdale Community Land Trust Board of Directors provided public comment in support of item 10 on the agenda.
- Openlands provided public comment in support of item 10 on the agenda.
- John Paul Jones, Co-Founder of the Redline Extension TIF Coalition, provided public comment in support of item 10 on the agenda.

## **Approval of September 11<sup>th</sup>, 2024 Rule 45 Report**

- Alderwoman Dowell moved to approve, which was approved by the same roll call as was used to establish quorum.

### **The Committee addressed the following items:**

**1. ([O2024-0012547](#)) Restructuring of HOME loan agreement with Renaissance Saint Luke SLF LP for property at 1501 W Melrose St. (32<sup>nd</sup> Ward)**

- Katrina Collins from the Department of Housing was present to testify, give a presentation, and answer any questions.
- Alderman Quinn moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 9<sup>th</sup>, 2024.

**2. ([O2024-0012550](#)) Sale, transfer and assumption of City debt from Ellis Neighborhood Development Corporation to Ventus Karibuni LLC of permanent supportive living facility at 8200 S Ellis Ave. (8<sup>th</sup> Ward)**

- Katrina Collins from the Department of Housing was present to testify, give a presentation, and answer any questions. Zachary Elman with Ventus Holdings, LLC was also present to answer any questions.
- Alderwoman Harris spoke in favor of the ordinance.
- Alderwoman Dowell and Moore asked clarifying questions.
- Alderman Moore moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 9<sup>th</sup>, 2024.

**3. ([O2024-0011400](#)) Designation of 1565 N Clybourn Ave as Low Affordability Community. (2<sup>nd</sup> Ward)**

- Director of Zoning and Development for Alderman Hopkins, Brian Pelrine, was present to testify, give a presentation, and answer any questions. Paul Shadle, attorney for the project developer was also present to answer questions.
- Alderman Villegas and Alderman Burnett asked clarifying questions.
- Chairman Sigcho-Lopez's provided a point of information.
- Alderwoman Harris moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 9<sup>th</sup>, 2024.

**4. ([SO2024-0012214](#)) Designation of 3955 N Kilpatrick Ave/3865 N Milwaukee Ave as Low Affordability Community. (45<sup>th</sup> Ward)**

- Alderman Villegas moved to approve the substitute.
- Alderman Gardiner was present to testify on behalf of his ordinance. Lisa Misher from the Department of Law was also present to answer any questions.
- Alderpersons Villegas, Burnett, Harris, Dowell, Mitchell, and Sigcho-Lopez asked clarifying questions.
- Alderman Villegas moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 9th, 2024.

**5. ([O2024-0012425](#)) Amendment of Municipal Code Chapter 2-124 ending process of submitting acquisitions, dispositions and change-in-use of City-owned land to Chicago Plan Commission and Community Development Commission.**

- Tim Jeffries, Managing Deputy Commissioner, for the Department of Planning and Development was present to testify and answer questions. Lisa Misher from the Department of Law was also present to answer questions.
- Alderwoman Dowell and Chairman Sigcho-Lopez asked clarifying questions.
- Alderman Burnett moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19<sup>th</sup>, 2024.

**6. ([O2024-0012544](#)) Lease agreement with IAYV, Inc. for use of City-owned property at 4702-4704 S Dr. Martin Luther King Jr. Dr as public outdoor plaza. (3<sup>rd</sup> Ward)**

- Frank Kryzak from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Harris and Alderwoman Dowell spoke in support of the ordinance.
- Alderman Mitchell moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19<sup>th</sup>, 2024.

**7. ([O2024-0012545](#)) Lease agreement with Teamwork Englewood for use of City-owned property at 1534 W 63rd St for maintenance as public outdoor plaza. (16<sup>th</sup> Ward)**

- Frank Kryzak from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Harris moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**8. ([O2024-0012571](#)) Lease agreement with Steans Family Foundation for use of city-owned property at 3907, 3921, 3939 and 3941 W Roosevelt Rd as public outdoor plaza. (24<sup>th</sup> Ward)**

- Frank Kryzak from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Scott spoke in favor of the ordinance.
- Vice-Chair Mitchell asked a clarifying question.
- Alderwoman Dowell spoke in favor of the ordinance and moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**9. ([O2024-0012538](#)) Sale of City-owned property at various locations to multiple individuals under ChiBlockBuilder Open Space land sale platform. (16<sup>th</sup> and 20<sup>th</sup> Ward)**

- Meg Gustfson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell and Vice-Chair Mitchell asked clarifying questions.
- Vice-Chair Mitchell moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**10. ([O2024-0012539](#)) Sale of City-owned property at 4156 S. Wentworth Ave to Matthew Normand under Adjacent Neighbors Land Acquisition Program (ANLAP). (3<sup>rd</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Harris moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**11. ([O2024-0012541](#)) Sale of City-owned property at 4824 W Gladys Ave to Ryan Wynne under Adjacent Neighbors Land Acquisition Program (ANLAP). (29<sup>th</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Scott moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**12. ([O2024-0012535](#)) Sale of City-owned property in the 6<sup>th</sup> Ward to adjacent neighbors under ChiBlockBuilder land sale platform.**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**13. ([O2024-0012557](#)) Sale of vacant, as-is property under ChiBlockBuilder platform at 327 W 59th Pl to Dawn Harris and 425 W 60th Pl to Jose C. Eurioles and Maria Melendez. (20<sup>th</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Harris moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**14. ([O2024-0012561](#)) Sale of vacant as-is property under ChiBlockBuilder platform at 11832 S Princeton Ave to Adrienne Jones, 321 W 111th Pl to Renardo Terry, 229 W 104th St to Ricardo Escheverria and Rosalba Garcia Gonzalez, 341 W 106th Pl to Catherine J. Johnson, 314 W 111th Pl to Jerome Powell and Brittany Powell, 11918 S Eggleston Ave to Felix Mora and Minerva Flores, 10223 S Union Ave to Vivian R. Bedford. (21<sup>st</sup> Ward)**

- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Quinn moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**15. ([O2024-0012537](#)) Sale of City-owned property at 3024 S. Tripp Ave. to Alejandra Melo in 22<sup>nd</sup> Ward under ChiBlockBuilder land sale platform. (22<sup>nd</sup> Ward)**

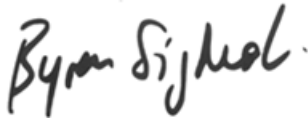
- James Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell moved to approve the ordinance, which passed by the same roll call as was used to determine quorum in Committee and reported out at the City Council meeting on Wednesday, October 19th, 2024.

**16. (SO2024-0011039) Sale of vacant City-owned parcels at 617-641 E 134th St and 604-608 E 134th Pl, 628-636 E 134th Pl, 644-648 E 134th Pl and 656-660 E 134th Pl to NeighborSpace to assist in development of Ton Farm community garden space including acquisition of twenty-four additional parcels from Cook County Land Bank Authority along E 134th Pl and E 134th St in Land Banking Agreement among parties. (10<sup>th</sup> Ward)**

- At the request of the local Alderman, this item, on a motion by Vice-Chair Mitchell, was held in Committee until further notice.

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

Respectfully submitted,



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



CITY OF CHICAGO



BYRON SIGCHO-LOPEZ  
ALDERMAN, 25TH WARD

**Committee on Housing and Real Estate**  
**Monthly Rule 45 Report**

Pursuant to the Rule 45 of City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following report for October 2024. On Friday, October 25<sup>th</sup>, 2024 at 9:00 am, the Committee on Housing and Real Estate held a meeting at City Hall in Council Chambers.

The Chairman called the meeting to order at 9:30 am and motioned to recess until 9:40 am. Quorum was not established and thus the Chairman accepted a motion to adjourn by Alderman Dowell at 10:07 am. There were no public speakers and three written comments for items posted on the agenda.

**Written Public Comment**

- Deloris Lucas, President of the Golden Gate Homeowners Association and Founder of We Keep You Rollin' (Bike & Wellness group)
- Laura Barghusen, Director of Restoration and Trails at Openlands.
- John Paul Jones, Co-Founder of the Redline Extension TIF Coalition

Respectfully submitted,

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



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 City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following monthly report for October 2024. On Tuesday, October 29<sup>th</sup>, 2024, at 3:30 pm, the Committee on Housing and Real Estate held a meeting at City Hall in Room 201A.

**The following members were present:**

Alderman Sigcho-López (Chairman) (25)  
Alderman Mitchell (Vice-Chair) (7)  
Alderman La Spata (1)  
Alderman Robinson (4)  
Alderwoman Harris (8)  
Alderman Moore (17)

Alderwoman Taylor (20)  
Alderman Burnett (27)  
Alderman Villegas (36)  
Alderwoman Clay (46)  
Alderwoman Manaa-Hoppenworth (48)

Remote Participation: Alderwoman Scott (24), Alderman Ramirez-Rosa (35), Alderwoman Mitts (37)

The following members were absent: Alderwoman Dowell (3), Alderwoman Quinn (13), Alderwoman Tabares (23), Alderperson Fuentes (26), Alderwoman Rodriguez-Sanchez (33), Alderwoman Hadden (49)

The following non-members were present: Alderman Chico (10) [remote]

The Chairman called the meeting to order at 3:35 pm. After quorum was established, the Chairman accepted a motion by Alderwoman Clay to allow for remote participation by Alderwoman Scott. After public comment, Alderwoman Harris moved to allow for remote participation by Alderpersons Ramirez-Rosa and Mitts, which was approved by the same roll call as was used to establish quorum. There were seven public comment speakers and five written public comments.

**Public Comment:**

- Senora Fox Colbert spoke in regard to item #7 on the agenda.
- Crenshaw Hodges spoke against item #7 on the agenda.
- Laura Barghusen, with Openlands, spoke in support of item #7 on the agenda.
- B. Wordog Burke Smith spoke against item #7 on the agenda.
- George Blakemore spoke regarding item #1 and item #7 on the agenda.

- Tawain Sims spoke about broader city-wide issues.
- Jessica Jackson spoke about broader nation-wide issues.

**Written Public Comment:**

- John Paul Jones submitted a written comment in support of item #7 on the agenda.
- Lester Lewis submitted a written comment in opposition to item #7 on the agenda.
- Dr. Ayo Matt submitted a written comment regarding item #7 on the agenda.
- Allison “Matriarch Zah” Young submitted a written comment opposed to item #7 on the agenda.
- Terina Cranshaw/Hodges submitted a written comment opposed to item #7 on the agenda.

**Approval of the October 1<sup>st</sup>, 2024 and October 25<sup>th</sup>, 2024 Rule 45 Report**

- Alderman La Spata moved to approve, which was approved by the same roll call as was used to establish quorum.

**Subject Matter Hearing**

- Due to scheduling conflicts, the subject matter hearing for the Property Tax Relief and Fairness Referendum on the November 2024 General Election Ballot, will be rescheduled to a future date. No vote was taken on this matter.

**The Committee addressed the following items:**

1. **(A2024-0013068) Appointment of LaShawn Cobb as commissioner of Chicago Housing Authority (CHA).**
  - LaShawn Cobb was present to introduce herself and answer any questions from committee members.
  - Alderwoman Taylor, Alderwoman Clay, Alderman Burnett, and Alderman Moore asked clarifying questions.
  - Alderman La Spata and Alderman Robinson spoke in support of the appointee.
  - Alderwoman Clay moved to approve this ordinance, which passed by voice vote in Committee and reported out at the City Council meeting on October 30<sup>th</sup>, 2024.
2. **(O2024-0013054) Amendment of Municipal Code Chapters 2-51 and 2-154 modifying economic disclosure statement requirements for temporary occupancy agreements.**
  - Kimberly Worthington 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 La Spata provided a point of clarification and asked additional questions.

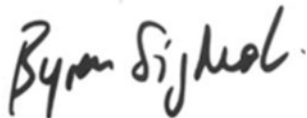
- Alderwoman Taylor made a motion to hold the item, seconded by Alderwoman Clay, the item was deferred by voice vote in Committee and will stay in Committee until further notice.
3. **(O2024-0013129) First amendment to right of entry agreement for time extension to continue research activities at 220 E Monroe St by Lincoln Park Zoological Society. (42<sup>nd</sup> Ward)**
    - Michael Taylor from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions. Kimberely Worthington from the Department of Fleet and Facility Management was also present to answer any questions.
    - Alderwoman Taylor and Alderman La Spata asked clarifying questions.
    - Alderman Burnett moved to approve this ordinance, which passed by voice vote in Committee and reported out at the City Council meeting on October 30<sup>th</sup>, 2024.
  4. **(O2024-0013133) First amendment to right of entry agreement for time extension for Columbia Yacht Club parking under of Jean-Baptiste Pointe DuSable Lake Shore Dr north of E Randolph St. (42<sup>nd</sup> Ward)**
    - Michael Taylor from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions. Kimberely Worthington from the Department of Fleet and Facility Management was also present to answer any questions.
    - Alderwoman Taylor and Alderman Villegas asked clarifying questions.
    - Alderman Burnett had a point of clarification.
    - Alderwoman Harris moved to approve this ordinance, which passed by voice vote in Committee and reported out at the City Council meeting on October 30<sup>th</sup>, 2024.
  5. **(O2024-0013126) First Amendment to Lease No. 20288 with Cook County of Property at 937 N Wood St. (1<sup>st</sup> Ward)**
    - Michael Taylor from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions. Kimberely Worthington from the Department of Fleet and Facility Management was also present to answer any questions.
    - Alderman La Spata asked to hold the item.
    - Alderman Burnett and Alderman Villegas provided additional context.
    - Alderwoman Harris made a motion to hold the item, seconded by Alderman Burnett, the item was deferred by voice vote in Committee and will stay in Committee until further notice.
  6. **(O2024-0013106) Sale of City-owned property at 5140 S Wolcott Ave to Elfego Cervantes under ChiBlockBuilder Open Space platform. (16<sup>th</sup> Ward)**
    - Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
    - Alderwoman Taylor and Alderman Mitchell asked clarifying questions.
    - Alderman La Spata moved to approve this ordinance, which passed by voice vote

in Committee and reported out at the City Council meeting on October 30<sup>th</sup>, 2024.

7. **(SO2024-0011039) Sale of vacant City-owned parcels at 617-641 E 134<sup>th</sup> St and 604-608 E 134<sup>th</sup> Pl, 628-636 E 134<sup>th</sup> Pl, 644-648 E 134<sup>th</sup> Pl and 656-660 E 134<sup>th</sup> Pl to NeighborSpace to assist in development of Ton Farm community garden space including acquisition of twenty-four additional parcels from Cook County Land Bank Authority along E 134<sup>th</sup> Pl and E 134<sup>th</sup> St in Land Banking Agreement among parties. (10<sup>th</sup> Ward)**
  - Will Holland from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Ben Helphand, Executive Director of NeighborSpace, was also present to answer any questions.
  - Alderman Burnett recused himself of the vote on account of Rule 14 of the Rules of Order and Procedure.
  - Alderwoman Taylor asked a clarifying question and made a motion to hold the item.
  - Alderman Chico spoke in support of the item in his ward.
  - Alderman La Spata asked for roll call vote, and the item was held based on the previous motion to hold by Alderwoman Taylor, deferred by a voice vote and will stay in Committee until further notice.

**The Committee having no further business, on a motion made by Alderwoman Clay, the meeting was adjourned.**

Respectfully submitted,



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