



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

**SUMMARY OF REPORTS**

Tuesday, February 11<sup>th</sup>, 2025

10:00 am

RECESSED and RECONVENED on

Tuesday, February 18<sup>th</sup>, 2025 – 12:30PM

Approval of January Rule 45 Report

- January 7<sup>th</sup>, 2025 **APPROVED**

**Appointments**

1. ([A2025-0014864](#)) Appointment of Samuel Paler-Ponce as member of Chicago Low-Income Housing Trust Fund Board.
2. ([A2025-0014866](#)) Appointment of Milka Ramirez as member of Chicago Low-Income Housing Trust Fund Board.
3. ([A2025-0014867](#)) Appointment of Isabel Kennon as member of Chicago Low-Income Housing Trust Fund Board.
4. ([A2025-0014869](#)) Appointment of Lynette McRae as member of Chicago Low-Income Housing Trust Fund Board.
5. ([A2025-0014871](#)) Appointment of Cameron Kinch as member of Chicago Low-Income Housing Trust Fund Board.
6. ([A2025-0014873](#)) Appointment of Meredith Muir as member of Chicago Low-Income Housing Trust Fund Board.
7. ([A2025-0014874](#)) Appointment of David Kern as member of Chicago Low-Income Housing Trust Fund Board.
8. ([A2025-0014876](#)) Appointment of Fatmah Farraj as member of Chicago Low-Income Housing Trust Fund Board.

**ITEMS 1 – 8 HELD IN COMMITTEE**

**Department of Housing**

9. ([O2025-0014974](#)) First amendment to Heritage Pointe II redevelopment agreement for sale of additional lots at 3355, 3353, 3337, 3335, 3333, 3325, 3209, 3207 and 3310 W Walnut St to developers Joudeh Investments LLC, MKB Business Strategies LLC, and Joudah Investments LLC/MKB Business Strategies LLC under the City Lots for Working Families Program.

(28<sup>th</sup> Ward)

9 City-owned lots, \$1.00/lot

**HELD IN COMMITTEE**

10. ([O2025-0014975](#)) First amendment to Sunshine Gospel Ministries redevelopment agreement for sale of additional vacant lots at 6020, 6028, 6030, 6032, 6036, 6040 and 6046 S Calumet Ave to under City Lots for Working Families Program.

(20<sup>th</sup> Ward)

7 City-owned lots, \$1.00/lot

**PASSED**

**Department of Planning and Development**

11. ([O2025-0014971](#)) Sale of City-owned properties at 3312, 3318, 3320, 3328, 3334, 3336, 3338, 3342 and 3344 W Lake St to Firebird Community Arts under ChiBlockBuilder platform for construction of community arts center.

(28<sup>th</sup> Ward)

9 City-owned lots, \$1.00/lot

**HELD IN COMMITTEE**

12. ([O2025-0014899](#)) Acquisition of various properties for Englewood Nature Trail Project.

(16<sup>th</sup> Ward)

Total of 7 lots

**PASSED**

13. ([O2025-0014901](#)) Pedestrian access easement agreement on City property at 6025 S Rhodes Ave.

(20<sup>th</sup> Ward)

One-time fee of \$1,500.00

**PASSED**

14. ([O2025-0014972](#)) Sale of City-owned properties at 3666 S Indiana Ave, 3806 S Wabash Ave and 437 E 45th Pl to Lisa Wentzel, Brent Matthews and Caryce Porter under ChiBlockBuilder platform.

**PASSED**

Buyer	Address	Sale Price (10% of Market Value)	Ward
Lisa Wentzel	3666 S Indiana Ave	\$6,224.00	3 <sup>rd</sup>
Brent Matthews	3806 S Wabash Ave	\$3,447.00	3 <sup>rd</sup>
Caryce Porter	437 E 45 <sup>th</sup> Place	\$6,875.00	3 <sup>rd</sup>

15. ([O2025-0014968](#)) Sale of City-owned property at 13435 S Brandon Ave to Abraham Maldonado under ChiBlockBuilder platform for improved side lot with landscaped open space.

(10<sup>th</sup> Ward)

Sale Price \$673.00 (10% of Market Value)

**PASSED**

16. ([O2025-0014960](#)) Sale of City-owned property at 1337 S Talman Ave to Calin Group LLC under ChiBlockBuilder platform for construction of three-flat residential building with three surface parking spaces.

(28<sup>th</sup> Ward)

Market Value Sale \$10,447.00

**PASSED**

17. ([O2025-0014964](#)) Sale of City-owned property at 1313 S Talman Ave to Talman Street LLC under ChiBlockBuilder platform for new construction of three-flat residential building.  
(28<sup>th</sup> Ward)  
Market Value Sale \$10,493.00  
**PASSED AS AMENDED**
18. ([O2025-0014961](#)) Sale of City-owned property at 1245 S Fairfield Ave to Keos Realty LLC under ChiBlockBuilder platform for new construction of three-flat building.  
(28<sup>th</sup> Ward)  
Market Value Sale \$9,025.00  
**PASSED AS AMENDED**
19. ([O2025-0014963](#)) Sale of City-owned property at 3457 W Carroll Ave to Second Investment LLC under ChiBlockBuilder platform for new multi-unit building on double lot.  
(28<sup>th</sup> Ward)  
Market Value Sale \$30,011.00  
**PASSED**
20. ([O2025-0014962](#)) Sale of City-owned property at 1424 N Kildare Ave to Neelam Dwivedi and Pashupati Nath under ChiBlockBuilder platform for new two-story market-rate residential, single-family home with garage.  
(36<sup>th</sup> Ward)  
Market Value Sale \$21,000.00  
**PASSED AS AMENDED**
21. ([O2025-0014959](#)) Sale of City-owned property at 2819 W Walnut St to Shreya Singh under ChiBlockBuilder program for new residential, multi-family, 3-unit building.  
(27<sup>th</sup> Ward)  
Market Value Sale \$15,000.00  
**PASSED**
22. ([O2025-0014965](#)) Sale of City-owned property at 2866 W 23rd St to VCG Developers LLC under ChiBlockBuilder platform for residential, multi-family three-unit building.  
(24<sup>th</sup> Ward)  
Market Value Sale \$11,856.00  
**PASSED**
23. ([O2025-0014966](#)) Sale of City-owned property at 27 N Pine Ave to Community First Foundation under ChiBlockBuilder platform for community-owned garden.  
(29<sup>th</sup> Ward)  
Sale Price \$1,646.00 (10% of Market Value)  
**PASSED**

24. ([O2025-0014969](#)) Sale of City-owned properties at 7027-7029 S Princeton Ave to NeighborSpace and 5537 S Justine St to Fred Williams under ChiBlockBuilder platform for improvement of City property with open space project.

**PASSED AS AMENDED**

Buyer	Address	Sale Price (10% of Market Value)	Ward
NeighborSpace	7027-7029 S Princeton Ave	\$4,226.00	6 <sup>th</sup>
Fred Williams	5537 S Justine St	\$921.00	16 <sup>th</sup>

25. ([O2025-0014970](#)) Sale of City-owned properties at 1747 W 18th Pl and 4741-4745 S Elizabeth St to NeighborSpace and 6234 S Wolcott Ave to Wood St Collective under ChiBlockBuilder platform.

(16<sup>th</sup>, 20<sup>th</sup>, 25<sup>th</sup> Wards)

\$1.00/lot

**PASSED**

26. ([O2025-0014973](#)) Sale of three vacant City-owned parcels at 1135-1325 W 119th St to West Pullman Development Partners LLC, owner of a contiguous parcel, subject to remediation, Redevelopment Agreement, construction and operation of 413,400 sq. ft. light industrial facility with parking and loading dock appurtenances.

(21<sup>st</sup> Ward)

\$1.00/lot

**PASSED**

27. (*Direct Introduction*) – Request to grant acquisition authority as part of long term DPD planning efforts.

**PASSED**

28. ([O2025-0014967](#)) Redevelopment agreement with Matthew Skowronski and Kathryn McIlvain for purchase of vacant fire station at 6411 S Central Ave for single family home conversion.

(13<sup>th</sup> Ward)

Market Value Sale \$65,000.00

**PASSED**