



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

Wednesday, July 9th, 2025

11:00 am

Approval of Monthly Rule 45 Report

- June 11th, 2025 **APPROVED**

Appointments

1. ([A2025-0018131](#)) Appointment of Kristin Horne as member of Board of Directors of Residential Investment Corporation. **PASSED**
2. ([A2025-0018132](#)) Appointment of Don Villar as member of Board of Directors of Residential Investment Corporation. **PASSED**
3. ([A2025-0018133](#)) Appointment of William W. Towns as member of Board of Directors of Residential Investment Corporation. **PASSED**
4. ([A2025-0018134](#)) Appointment of Edith Tovar as member of Board of Directors of Residential Investment Corporation. **PASSED**
5. ([A2025-0018135](#)) Appointment of Gwendolyn Hatten Butler as member of Board of Directors of Residential Investment Corporation. **PASSED**
6. ([A2025-0018136](#)) Appointment of Daniel Hertz as member of Board of Directors of Residential Investment Corporation. **PASSED**
7. ([A2025-0018137](#)) Appointment of Juanita Garcia as member of Board of Directors of Residential Investment Corporation. **PASSED**

Department of Fleet and Facility Management

8. ([O2025-0018171](#)) Second amendment to Right of Entry Use Agreement with Lincoln Park Zoological Society to continue research opportunities at Lurie Garden, 220 E Monroe St with renewed access to the property.

(42nd Ward) **PASSED**

Department of Housing

- 9. ([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.

HELD IN COMMITTEE

Sale Price \$1.00/lot, Total of 12 lots

Address	Lot Dimensions	Ward
601 E 45 th St	52' x 120'	3 rd
629 E 45 th St	25' x 120'	3 rd
631 E 45 th St	25' x 120'	3 rd
633 E 45 th St	25' x 120'	3 rd
635 E 45 th St	27' x 120'	3 rd
620 E 46 th St	16.66' x 123.89'	3 rd
622 E 46 th St	16.66' x 123.89'	3 rd
624 E 46 th St	16.66' x 123.89'	3 rd
626 E 46 th St	25' x 123.89'	3 rd
4531 S Evans Ave	24' x 171'	4 th
4553 S Evans Ave	75' x 116.78'	4 th
4833 S Evans Ave	50' x 125.23'	4 th

- 10. ([SO2025-0018222](#)) First amendment to City Lots for Working Families program for sale of City-owned vacant land to developers for construction of affordable single-family homes or two-flat buildings including changes to lot size, lot value thresholds, city hiring requirements, and other participatory or qualifying amendments.

PASSED AS SUBSTITUTE

Department of Transportation

- 11. ([O2025-0018220](#)) Acceptance of negotiated permanent easement from Union Pacific Railroad to facilitate Illinois Commerce Commission project for installation of pedestrian safety facilities at N Nagle Ave highway-rail grade crossing.

(45th Ward) **PASSED**

- 12. ([O2025-0018190](#)) Transfer of certain remnant properties to be within purview of Commissioner of Transportation to negotiate, transfer, and include by economic settlement, those remnants of original acquisition parcels determined to be uneconomical and not needed for Burley Ave Rd improvements.

(10th Ward) **PASSED**

- 13. ([SO2025-0018194](#)) Transfer of certain remnant properties to be within purview of Commissioner of Transportation to negotiate, transfer, and include by economic settlement, those remnants of original acquisition parcels determined to be uneconomical and not needed for Archer Ave and Belt Railway Company of Chicago Grade Separation Project.

(23rd Ward) **PASSED AS SUBSTITUTE**

Department of Planning and Development

14. ([SO2025-0018250](#)) Sale of vacant City-owned properties at 3635-3637 W Douglas Blvd, 1501, 1859 and 1900 S Springfield Ave, 1524 and 1613 S Avers Ave and 1402 S Independence Blvd to and redevelopment agreement with Missing Middle Chicago LLC under ChiBlockBuilder platform for construction of eight residential buildings.

PASSED AS SUBSTITUTE

Sale Price \$1.00/lot, Total of 8 lots

Address	Lot Dimensions	Ward
3637 W Douglas Blvd	30' x 125'	24 th
3635 W Douglas Blvd	30' x 125'	24 th
1900 S Springfield Ave	30 x 125'	24 th
1402 S Independence Blvd	30' x 25'	24 th
1501 S Springfield Ave	25' x 125.08'	24 th
1524 S Avers Ave	25' x 125.08	24 th
1613 S Avers Ave	25' x 125.15	24 th
1859 S Springfield Ave	25' x 125.15'	24 th

15. ([O2025-0018254](#)) Sale of vacant City-owned property at 5831 W Chicago Ave., 5835 W Chicago Ave to The Mingo Group Corp subject to state site remediation program.

PASSED

Market Value Sale \$57,183.00 for both lots

Address	Lot Dimensions	Ward
5831 W Chicago Ave	40' x 120'	29 th
5835 W Chicago Ave	31' x 120'	29 th

16. ([O2025-0018251](#)) Sale of City-owned property at 2426 W Madison St to LJS2020 Ltd.

(27th Ward) **PASSED**

Sale Price \$9,690.00 (10% of Market Value)

Lot Dimensions 25' x 125'

17. ([O2025-0018245](#)) Sale of vacant City-owned property at 3116 W Fifth Ave to Asali Naima Locke under ChiBlockBuilder platform for creation of side yard.

(28th Ward) **PASSED**

Sale Price \$1,190.00 (10% of Market Value)

Lot Dimensions 19' x 90'

18. ([O2025-0018235](#)) Sale of City property at 649, 653, 657, 701, 709, 717, 721, 723, 725 W 120th St, 11918 S Union Ave and 11953 S Emerald Ave to NeighborSpace by quit claim deeds in partnership with We Sow We Grow under ChiBlockBuilder platform to build urban agriculture district, in partnership with the Morton Arboretum to construct an orchard and zen garden.

(21st Ward) **PASSED**

Sale Price \$1.00/lot, Total of 11 lots

19. ([O2025-0018227](#)) Sale of vacant City-owned properties at 5227 to 5229 S Cicero Avenue to 5211 Cicero Chicago LLC under ChiBlockBuilder platform for the development as a Pisans Pizzeria.

PASSED

Market Rate Sale \$142,000.00 for both lots

Address	Lot Dimensions	Ward
5227 S Cicero Ave	25' x ~109'	23 rd
5229 S Cicero Ave	25' x ~109'	23 rd

20. ([O2025-0018247](#)) Sale of vacant City-owned property at 2019 W Washington Blvd to Franklin Holdings LLC - Twenty-Seventh Series under ChiBlockBuilder platform for construction of residential building.

(27th Ward) **PASSED**

Market Rate Sale \$146,250.00
Lot Dimensions 30' x 124'

21. ([O2025-0018249](#)) Sale of vacant City-owned property at 1400-1408 E 65th Pl to JD Housing LLC under ChiBlockBuilder platform for construction of three residential buildings.

(5th Ward) **PASSED**

Market Rate Sale \$265,500.00
Lot Dimensions:



22. ([O2025-0018248](#)) Sale of vacant City-owned properties at 4336 and 4338 S Forrestville Ave to JacobDaBuilder, Inc. under ChiBlockBuilder platform for construction of residential building.

(3rd Ward) **PASSED**

Market Rate Sale \$126,541.00
Lot Dimensions 38' x 125'

Subject Matter Hearing

23. ([R2024-0012413](#)) Call for hearing(s) on impacts of algorithmic price fixing on housing availability and affordability. **NO VOTE WAS TAKEN**

(Introduced by Alderwoman Rodriguez-Sanchez)