



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 April 2026. On Wednesday, April 8th, 2026, at 12:30 p.m., 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 Robinson (4)
Alderwoman Harris (8)
Alderman Quinn (13)
Alderman Moore (17)
Alderwoman Taylor (20)
Alderwoman Scott (24)

Alderperson Fuentes (26)
Alderman Burnett (27)
Alderman Quezada (35)
Alderman Villegas (36)
Alderwoman Mitts (37)
Alderwoman Clay (46)
Alderwoman Manaa-Hoppenworth (48)
Alderwoman Hadden (49)

Remote Participation: Alderwoman Dowell (3), Alderwoman Rodriguez-Sanchez (33)

The following members were absent: Alderman La Spata (1), Alderwoman Tabares (23)

The following non-committee member was present: Alderman Waguespack (32)

The Vice-Chair called the meeting to order at 12:40 p.m. After quorum was established, the Vice-Chair accepted a motion by Alderman Quezada to allow for remote participation by Alderpersons Dowell, and Rodriguez-Sanchez, which was approved by voice vote. There were four public speakers and one written public comment.

Public Comment:

- Tiffany Khoshaba, founder of Eden Greens Urban Farms, spoke in support of item #6 on the agenda.
- Jessica Jackson spoke to broader issues.
- George Blakemore spoke to broader issues.
- Patricia Puente spoke to broader issues.

Written Public Comment:

- John Paul Jones, President for Sustainable Englewood Initiatives, submitted a written public comment in support of item #1 on the agenda.

Approval of March 2026 Rule 45 Report

- Alderwoman Mitts moved to approve the report, which was approved by voice vote.

The Committee addressed the following items:

1. **([O2026-0024022](#)) Amendment of Municipal Code Chapter 2-4 by adding Section 2-4-130 regarding annual report on homelessness and affordable housing.**
 - At the request of the sponsor, this item was held in Committee until further notice.
2. **([O2026-0024039](#)) First amendment to lease agreement with 8700 Building LLC for property at 8650 S Commercial Ave. (10th Ward)**
 - Merit Solis from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor, Alderwoman Mitts, Alderman Mitchell, and Alderman Villegas asked clarifying questions.
 - Alderwoman Mitts moved to approve this ordinance, which passed by voice vote, and was reported out at the City Council meeting on April 15th, 2026, with the exception of Alderwoman Taylor who wished to be recorded as a No vote.
3. **([SO2025-0019933](#)) Amendment of Municipal Code Section 5-12-130 to require 30-days written notice from landlord of rental agreement termination for tenancies under 6 months.**
 - Alderman Moore moved to accept and consider the substitute ordinance.
 - Alderman Quezada provided opening remarks as lead sponsor. Jonathan Raffensberger, Supervising Attorney for the Law Center for Better Housing, was also present to testify, give a presentation, and answer any questions.
 - Alderpersons Quinn, Moore, Clay, Villegas, Dowell, and Mitts asked clarifying questions.
 - Alderperson Fuentes moved to approve the ordinance as substituted, which passed by voice vote, and was reported out at the City Council meeting on April 15th, 2026, with the exception of Aldermen Gardiner, Lopez, Quinn, and O'Shea, who wished to be recorded as a No vote.
4. **([O2026-0023450](#)) Designation of 1229 W Cortland St/1300-1422 and 1301-1511 W Cortland St/1940-2076 N Kingsbury St/2046-2068 and 2041-2047 N Southport Ave/1401-1443 W Dickens Ave/2084-2166 N Dominick St/1736-2082 and 1739-2077 N Throop St/1400-1440 and 1401-1433 W Armitage Ave/1503-1523 W Webster Ave/1801-1853 N Elston Ave as Low-Affordability Community. (32nd Ward)**
 - Alderman Waguespack was present to testify, give a presentation, and answer any questions. Andrew Scott, attorney for the Foundry Park project, was also present to answer any questions.
 - Alderpersons Taylor, Manaa-Hoppenworth, and Dowell asked clarifying questions.

- Alderwoman Scott moved to approve this ordinance, which passed by voice vote, and was reported out at the City Council meeting on April 15th, 2026.
5. **([O2026-0024086](#)) Amendment of Municipal Code Section 14X-8-802.2.2 to modify dates for minimum temperature requirements in dwelling units and sleeping units.**
 - At the request of the lead sponsor, this item was held in Committee until further notice.
 6. **([O2026-0024116](#)) Sale of City-owned property at 6820 and 6824 S Lowe Ave to Eden Greens Urban Farms under ChiBlockBuilder platform. (6th Ward)**
 - Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor and Dowell asked clarifying questions.
 - Alderwoman Taylor moved to approve the ordinance, which passed by voice vote, and was reported out at the City Council meeting on April 15th, 2026.
 7. **([O2026-0024111](#)) Sale of City-owned property at 1551 and 1555 S Homan Ave to Men Making a Difference under ChiBlockBuilder platform. (24th Ward)**
 - Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor and Scott asked clarifying questions and moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on April 15th, 2026.
 8. **([O2026-0024112](#)) Sale of City-owned property at 317 S California Ave to Trisha M. Ingle under ChiBlockBuilder. (27th Ward)**
 - Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Trisha Ingle, applicant for the lot, was also present to testify and answer any questions.
 - Alderwoman Taylor asked a clarifying question.
 - Vice-Chair Mitchell moved to approve the ordinance, which passed by voice vote, and was reported out at the City Council meeting on April 15th, 2026.
 9. **([O2026-0024117](#)) Sale of City-owned property at 10632 S Eggleston Ave to Courtney Lewis under ChiBlockBuilder platform. (21st Ward)**
 - Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Taylor asked clarifying questions.
 - Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and was reported out at the City Council meeting on April 15th, 2026.
 10. **([O2026-0024118](#)) Sale of City-owned property at 10726, 10730 and 10734 S Loomis St and 10717 S Glenroy Ave to Far South CDC under ChiBlockBuilder platform. (21st Ward)**

- Jasmine Gunn from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Abraham Lacy, President of Far South Community Development Corporation, was also present to answer any questions.
- Vice-Chair Mitchell and Alderwoman Taylor asked clarifying questions.
- Vice-Chair Mitchell moved to approve the ordinance, which passed by voice vote, and was reported out at the City Council meeting on April 15th, 2026.

11. ([O2026-0024115](#)) Sale of City-owned property at 4451 S Vincennes Ave to McBrearty Construction Company under ChiBlockBuilder platform. (3rd Ward)

- Seth Thomas from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Taylor asked clarifying questions.
- Alderwoman Dowell spoke in support of the ordinance.
- Alderwoman Taylor moved to approve the ordinance, which passed by voice vote, and was reported out at the City Council meeting on April 15th, 2026.

12. ([O2026-0024107](#)) Sale of City-owned property at 1501 E 69th Pl to Intentrify Urban Development LLC under ChiBlockBuilder platform. (5th Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Taylor asked clarifying questions and moved to approve the ordinance, which passed by voice vote and was reported out at the City Council meeting on April 15th, 2026.

13. ([O2026-0024114](#)) Sale of City-owned property at 1469 E 69th Pl to Intentrify Urban Development LLC under ChiBlockBuilder platform. (5th Ward)

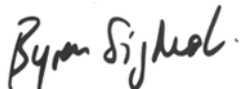
- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Taylor moved to approve the ordinance, which passed by voice vote and was reported out at the City Council meeting on April 15th, 2026.

14. ([SO2026-0024113](#)) Sale of City-owned property at 346 E 56th St to Jack Properties LLC under ChiBlockBuilder. (20th Ward)

- Alderwoman Taylor moved to accept and consider the substitute ordinance.
- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Moore moved to approve the ordinance as substituted, which was passed by voice vote and was reported out at the City Council meeting on April 15th, 2026.

There being no further business before the Committee, on a motion made by Alderman Manaa-Hoppenworth, the meeting was adjourned.

Respectfully submitted,



Byron Sigcho-López.

Chairman, Committee on Housing and Real Estate