



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 June 2026. On Wednesday, June 10, 2026, 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 Mitchell (Vice-Chair) (7)

Alderwoman Dowell (3)

Alderman Robinson (4)

Alderwoman Harris (8)

Alderman Quinn (13)

Alderman Moore (17)

Alderwoman Tabares (23)

Alderperson Fuentes (26)

Alderman Burnett (27)

Alderwoman Rodriguez-Sanchez (33)

Alderwoman Hadden (49)

Alderwoman Manaa-Hoppenworth (48)

Alderwoman Taylor (20)

Remote Participation: Alderman La Spata (1), Alderman Robinson (4) *completed meeting remotely, Alderwoman Scott (24), Alderman Quezada (35), Alderwoman Mitts (37)

Non-Committee Members in attendance: Alderman Conway (34) and Alderman Martin (47)

The following members were absent: Alderman Villegas (36), Alderwoman Clay (46)

The Chairman called the meeting to order at 12:53 pm. After quorum was established, the Chairman accepted a motion by Alderman Hadden to allow for remote participation by Alderpersons Scott, La Spata, Mitts and Quezada, which was approved by voice vote. There were fourteen public speakers and one hundred forty-four written public comments.

Public Comment:

- James Anderson spoke in support of item #4 on the agenda.
- Lena Guerrero Reynolds spoke in support of item #4 on the agenda.
- Tasmin Taneer spoke in support of item #4 on the agenda.
- Kyle Lucas spoke in support of item #4 on the agenda.
- Roberto Shultz spoke in support of item #4 on the agenda.
- Kalaya Shriker spoke in support of item #4 on the agenda.
- Austin Bush. spoke in support of item #4 on the agenda.
- Zoe Leigh spoke in opposition to item #4 on the agenda.
- Christen Maxwell spoke about housing issues around the Obama Center
- Jessica Jackson spoke about housing issues around the Obama Center

- Paula Asencio spoke in opposition to item #4 on the agenda.
- Kushana Harris spoke about initiatives to provide services to individuals facing housing insecurity.
- Tiwon Sims spoke about his personal experience.
- George Blakemore spoke to broader issues.

Written Public Comment:

- The following individuals submitted written public comments in support of item #4 on the agenda:
 - Lena Guerrero Reynold, Kyle Lucas, Ellen Mrazek, David J. Schafer, Mathew Siebers, Katrina Weiland, Alexa Horkachuck, Corey Hubbard, Larry Dean, Mike Ziri, Sam Russo, Anneliese Goetz, Lucie Puybonnieux, Mickey Christensen, Nicole Casey, Mallory Pirus, Eric Pearce, Jennifer Kane, Chris Baggott, Brenda Maldonado, Sandra Lehner, Laurinda Karston, Liz Lehman, Lauren Tavel, Uzair Ali, Kenji Granberry, Emily Mohny, Rory Haglund, Loren Phillips, Helen Wallace, Derek Martz, Alex Miller, Connor Sparks, Chloe Groome, Caleb Hays, Paddy Lindley, Evangeline Garreau, Lizzie E. Kennedy, Joshua Redman, Alex Nelson, Katie Fassbinder, Madeline Miley, Biaani Banuelos Nava, Brian Kolva, Jibraan Ghani, Corinn Sievwright, Catherine Hughes, Andreina Ruvalcaba, Lily Ahrens, Sharon Hoyer, Clare Rettig, Macaire Marino, Eddie Lehwald, Lindsay Welbers, Quillan Darrahill, Fiona Warner, Carolyn Isaacson, Tony Adams, Athena Hughes, Thomas Russell, Colleen Grafton, Steve Balkin, Caitlin Dooks, Christine Bray, Neil Marklund, Myndi Schmid, Daniel Isaacson, Ngai Chung Chan, Kyle Sussman, Dom Amato, Mitchell Oddo, Kumar Ramanathan, Angela Walwema, E Scheffler, Seth Hemming, Lyndon Breckenridge, James Weber, Andria Anderson, Roberta Garner, Cameron Uslander, Thomas Edstrom, Dolores Pino, Asghar Bhatti, Jeremy Sokolec, Laura Hein, Maddy Burt, Nadia Panasky, Olga Chavez, Melissa Humbert, Sarah Martin-Haynor, Shibani Munshi, Christopher Mich, Anish Krishnan, Nicholas McGregor, Victoria Long, Sara Decker, Danny Tortelli, Laura Loeb, Margaret R, Josephine Bozek Stocks, Steven Brown, Julia D. Preseau, Christopher Young, Martha Sowder, Marissa Chatman, Jacqueline Ziemer, Marjorie Kersten, Jena Olsen, Evan Callan, Rachel Kennedy, Ashley Lundgren, Michael Golen, Blair Janis, Samantha Goodman, Jacob Schneyer, Matt Thalhamer, Blair Janis, Rochelle Lodder, JoLynn Doerr, Amy Jo Albinak, Julia Carey, Harry L Ward, Giulietta Karras, Cole Rogera, Harry Ward, Judith Cathcart, Lauren Howard, Johnny Lamont, Breanne Morrissey, James Allardyce, Harrison Seth Riley, Sharon Stolz, Roger Falk, Robert Schehr, Uri Pachter, Katrina Weiland, Benjamin Burton, Jordan Trejo, Eddie Lehwald, and Colleen Grafton.
- The following individuals submitted written public comments not in favor of item #4 on the agenda: Michael Welly, Roberto Fayad, and Heather Rivera.

Approval of May 2026 Rule 45 Reports

- Alderwoman Taylor moved to approve the reports, which was approved by voice vote.

The Committee addressed the following items:

1. **([O2025-0017573](#)) Amendment of Municipal Code Chapter 2-44 by adding new Section 2-44-170 regarding requirements for Low Income Housing Tax Credit Qualified Allocation plans. (*Introduced by Alderman Martin*)**
 - At the request of the lead sponsor, this item was held in committee.
 2. **([O2026-0025475](#)) Designation of 3611-3625 N Halsted St as Low-Affordability Community. (46th Ward)**
 - Jesse Orr, Director of Infrastructure & Development for Alderwoman Angela Clay, was present to testify and answer any questions on behalf of this ordinance.
 - Alderwoman Taylor asked clarifying questions.
 - Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.
 3. **([O2026-0025447](#)) Designation of 3231 N California Ave/2752-2762 W Melrose St as Low-Affordability Community. (35th Ward)**
 - Lead Sponsor, Alderman Quezada, was present to testify and answer any questions on behalf of this ordinance.
 - Alderwoman Manaa-Hoppenworth moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.
- The Chairman accepted a motion by Alderwoman Taylor to allow for remote participation by Alderman Robinson.
4. **([O2026-0025512](#)) Purchase and sale agreement with GH Chicago IL LLC for property at 630 W Harrison St. (34th Ward)**
 - Julie Hernandez-Tomlin, Commissioner of the Department of Fleet and Facility Management, was present to testify, give a presentation, and answer any questions. 2FM Deputy Commissioner Marek Wisniewski and Department of Finance Senior Fiscal Policy Analyst Jacob Rossof were also present to answer any questions.
 - Alderman Conway spoke in support of this item in his ward.
 - Alderpersons Moore, Taylor, Harris, Manaa-Hoppenworth, Dowell, Quinn, and La Spata asked clarifying questions.
 - Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026, with the exception of Alderpersons Moore, Dowell, Scott, and Quinn.

5. **([O2026-0025502](#)) Assignment and assumption and amendment of lease agreements with North Park Village Campus for property at 5801 N Pulaski Rd, Building G (Senate Apartments) and Building E (Prete Apartments). (39th 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.
 - Alderwoman Dowell moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.
6. **([O2026-0025527](#)) Lease agreement with Logan Square Preservation for property at 2420 N Sacramento Ave. (35th 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.
 - Alderwoman Dowell moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.
7. **([O2026-0025578](#)) Sale of City-owned property at 6636-6638 S Lowe Ave to Nuk&Granny Farms LLC 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.
 - Alderpersons Taylor and Dowell asked clarifying questions.
 - Alderwoman Dowell moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.
8. **([O2026-0025548](#)) Sale of City-owned property at 6828 and 6830 S Union Ave to Maine Street Market LLC 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. Applicant Jasmine Zavala was also present to testify and answer any questions.
 - Alderwoman Taylor moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.
9. **([O2026-0025544](#)) Sale of City-owned property at 512 S Cicero Ave to Workers for Christ Ministries under ChiBlockBuilder platform. (29th Ward)**
 - Meg Gustafson 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 voice vote, and reported out at the City Council meeting on June 17, 2026.

10. ([O2026-0025540](#)) Sale of City-owned property at 12327 S Wallace St to Andrew Brantley under ChiBlockBuilder platform. (9th Ward)

- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderpersons Taylor and Dowell asked clarifying questions.
- Alderwoman Taylor moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

11. ([O2026-0025543](#)) Sale of City-owned property at 8378 S Kerfoot Ave to Tracy Patton 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.
- Alderpersons Taylor, Dowell, and Moore asked clarifying questions.
- Alderwoman Dowell moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

12. ([O2026-0025541](#)) Sale of City-owned property at 8517 S Brandon Ave to Timothy Timson under ChiBlockBuilder platform. (10th Ward)

- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderpersons Taylor, Moore, and Manaa-Hoppenworth asked clarifying questions.
- Alderwoman Taylor moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

13. ([O2026-0025551](#)) Sale of City-owned property at 4243 S Langley Ave to UT Evans Property LLC under ChiBlockBuilder platform. (4th 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 Taylor moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

14. ([O2026-0025546](#)) Sale of City-owned property at 4847-4849 and 4853-4855 S Langley Ave to GT Alternatives LLC under ChiBlockBuilder platform. (4th Ward)

- Seth Thomas from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Applicant Kalistrate Kakhiani was also present to testify and answer any questions.
- Alderwoman Taylor asked clarifying questions.
- Alderwoman Taylor moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

15. ([O2026-0025545](#)) Sale of City-owned property at 4444 S Greenwood Ave to 4444 S Greenwood LLC under ChiBlockBuilder platform. (4th Ward)

- Seth Thomas from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

16. ([O2026-0025549](#)) Sale of City-owned property at 7616 S Blackstone Ave to Kindu 4 Humanity LLC under ChiBlockBuilder platform. (8th Ward)

- Thomas Bellino 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 voice vote, and reported out at the City Council meeting on June 17, 2026.

17. ([O2026-0025553](#)) Sale of City-owned property at 625 N Hamlin Ave to GT Alternatives LLC under ChiBlockBuilder platform. (27th Ward)

- Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell asked clarifying questions.
- Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

18. ([O2026-0025550](#)) Sale of City-owned property at 4411 S Vincennes Ave to JacobDaBuilder, Inc. under ChiBlockBuilder platform. (3rd Ward)

- Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

19. ([O2026-0025538](#)) Sale of City-owned property at 4512 S Halsted St to PNTG LLC under ChiBlockBuilder platform. (15th Ward)

- Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Hadden asked clarifying questions.
- Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

20. ([O2026-0025554](#)) Sale of City-owned property at 2523 and 2525 W Warren Blvd to JDK Acquisitions LLC under ChiBlockBuilder platform. (27th Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Applicant Kevin Goodwin was also present to testify and answer any questions.
- Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 10th, 2026.

21. ([O2026-0025552](#)) Sale of City-owned property at 5339 W Monroe St to 5339 Monroe LLC under ChiBlockBuilder platform. (29th Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Applicant Fred Sims was also present to testify and answer any questions.
- Alderwoman Hadden moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

22. ([O2026-0025542](#)) Sale of City-owned property at 9214 and 9218 S Perry Ave to Roy Welch and Felicia Papafio under ChiBlockBuilder platform. (9th Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions. Applicants Roy Welch and Felicia Papafio were also present to testify and answer any questions.
- Alderwoman Manaa-Hoppenworth moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

23. ([O2026-0025539](#)) Sale of City-owned property at 3344, 3340, 3426, 3334 and 3361 W Monroe St and 3356 W Adams St to Monroe Collection LLC under ChiBlockBuilder platform. (28th Ward)

24. ([O2026-0025535](#)) Sale of City-owned property at 3812 and 3843 W Washington Blvd and 3845 and 3849 W West End Ave to Garfield Together LLC under ChiBlockBuilder platform. (28th Ward)

- Alejandro Valverde and Mark Jones from the Department of Planning and Development were present to testify, give a presentation, and answer any questions on behalf of the two ordinances. Applicants Rukeem Campbell and Jasmine Shaw were also present to testify and answer any questions.
- Alderwoman Hadden asked clarifying questions.
- Alderwoman Hadden moved to approve the ordinances, which passed by voice vote, and reported out at the City Council meeting on June 17, 2026.

25. ([O2026-0026109](#)) Amendment of acquisition of land parcels of Burlington Northern-Santa Fe property for El Paseo trail project (O2018-9027). (25th Ward)

- Will Holland 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 voice vote, and reported out at the City Council meeting on June 10th, 2026.

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

On Monday, June 29, 2026, at 10:00 am, the Committee on Housing and Real Estate held a subject matter hearing in Council Chambers.

The following members were present:

Alderman Sigcho-López (Chairman) (25)	Alderman Scott (24)
Alderman Mitchell (Vice-Chair) (7)	Alderman Rodriguez-Sanchez (33)
Alderman La Spata (1)	Alderman Quezada (35)
Alderman Dowell (3)	Alderman Villegas (36)
Alderman Robinson (4)	Alderman Mitts (37)
Alderman Quinn (13)	Alderman Manaa-Hoppenworth (48)
Alderman Moore (17)	Alderman Hadden (49)
Alderman Tabares (23)	

Remote Participation: Alderman Harris (8), Alderman Taylor (20), Alderman Nugent (39) **Pursuant to Rule 56, in her capacity as President Pro Tempe*, Alderman Robinson (4) **finished the meeting remotely*, Alderman Moore (17) **portions of meeting remotely*

The following members were absent: Alderman Fuentes (26), Alderman Burnett (27), Alderman Clay (46)

The following non-members were present: Alderman Rodriguez (22) and Alderman Cardona (31)

The Chairman called the meeting to order at 10:20 am. After quorum was established, the Chairman accepted a motion by Alderman Rodriguez-Sanchez to allow for remote participation by Alderman Taylor, which was approved by voice vote. Additionally, the Chairman accepted a motion by Alderman Quezada to allow for the remote participation of Alderman Moore and Harris, which was approved by voice vote. There were twenty-eight public speakers and eighteen written public comments.

Public Comment:

- Tiwon Sims spoke to broader issues.
- Malcolm Williams spoke not in favor of the PRO ordinance.
- Mira Pitch spoke in support of the PRO ordinance.
- Rose Taylor spoke in support of the PRO ordinance.
- Alice Jordan spoke in support of the PRO ordinance.
- Anne Finkel spoke in support of the PRO ordinance.
- Bronwyn Horton spoke not in favor of the PRO ordinance.

- Anthony Perkins spoke in support of the PRO ordinance.
- Martin Lunkes spoke not in favor of the PRO ordinance.
- Kevin Moore spoke in support of the PRO ordinance.
- Ahmed Oguwbunmi spoke not in favor of the PRO ordinance.
- Dotti Willis spoke in support of the PRO ordinance.
- Jon Kozlowski spoke not in favor of the PRO ordinance.
- Sinead O' Sullivan spoke in support of the PRO ordinance.
- Ida Xoomsai spoke in support of the PRO ordinance.
- Jeff Weinberg spoke not in favor of the PRO ordinance.
- Sam Barth spoke in support of the PRO ordinance.
- Sheila Dantzler spoke not in favor of the PRO ordinance.
- George Blakmore spoke to broader issues.
- Adamans Vasquez spoke in support of the PRO ordinance.
- Miguel Chacon spoke not in favor of the PRO ordinance.
- Neo Valcarcel spoke in support of the PRO ordinance.
- Lora Vasileva spoke not in favor of the PRO ordinance.
- Abbey Chappell spoke in support of the PRO ordinance.
- Mike McElroy spoke not in favor of the PRO ordinance.
- Seamus O' Sullivan spoke in support of the PRO ordinance.
- John Holden spoke not in favor of the PRO ordinance.
- Julie Dworkin spoke in support of the PRO ordinance.

Written Public Comment:

- Jon Rogala submitted a written comment in support of the PRO ordinance.
- Sarah Buckley submitted a written comment in support of the PRO ordinance.
- Lawrence Wood submitted a written comment in support of the PRO ordinance.
- Mary Tarullo submitted a written comment in support of the PRO ordinance.
- The Belden Sawyer Tenant Association submitted a written comment in support of the PRO ordinance.
- Gordon Dymowski submitted a written comment in support of the PRO ordinance.
- The Center for Disability & Elder Law submitted a written comment in support of the PRO ordinance.
- The Network: Advocating Against Domestic Violence submitted a written comment in support of the PRO ordinance.
- The Institute for the Public Good submitted a written comment in support of the PRO ordinance.
- The Illinois REALTORS® submitted a written comment in opposition to the PRO ordinance.
- David Zoltan submitted a written comment in support of the PRO ordinance.
- The Chicagoland Apartment Association submitted a written comment in opposition to the PRO ordinance.

- Miguel Chacon submitted a written comment not in favor of the PRO ordinance.
- Sheila Dantzler submitted a written comment not in favor of the PRO ordinance.
- Mike McElroy submitted a written comment not in favor of the PRO ordinance.
- Impact For Equity submitted a written comment in support of the PRO ordinance.
- The Metropolitan Planning Council submitted a written comment in support of the PRO ordinance.
- Access Living of Metropolitan Chicago submitted a written comment in support of the PRO ordinance.

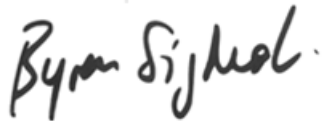
The Committee addressed the following item:

1. Subject Matter Hearing on the Protecting Renters Ordinance (PRO) – a comprehensive modernization of Chicago’s 40-year-old Residential Landlord and Tenant Ordinance (RLTO).
 - o **No vote was taken on this matter.**
- The following individuals provided testimony on the various elements of the PRO ordinance:
 - o Tulsi McDaniels, Community Organizer, Metropolitan Tenants Organization
 - o Melani MacBride, Chief Grants and Operations Officer, Chicago Bar Foundation
 - o Tia Randolph, Tenant from the 18th Ward
 - o Johnathan Smith, Tenant from the 21st Ward
 - The following individuals provided testimony, gave a presentation, and answered any questions:
 - o Lissette Castañeda, Commissioner of the Department of Housing
 - o Jung Yoon, Chief of Policy, Mayor’s Office
 - o Edwin Ortiz-Reyes, Director of Policy, Planning, and Legislative Affairs, Department of Housing
 - o Donovan Harvey, Director of Housing, Mayor’s Office
 - After the speaker’s testimony and presentations, the following Alderpersons asked clarifying questions:
 - o Alderpersons Rodriguez-Sanchez, Quezada, Tabares, Villegas, La Spata, Dowell, Manaa-Hoppenworth and Moore.
 - The following subject matter experts were also available to answer any questions:
 - o Michelle Gilbert, Legal and Policy Director, Lawyer’s Committee for Better Housing
 - o Jon Raffensperger, Supervising Attorney, Lawyers’ Committee for Better Housing
 - o Marty Cozzala, Staff Counsel, Impact for Equity

- o Marlene Hopkins, Commissioner of the Department of Buildings
- o Natalia Zorilla, Director of Policy, Mayor's Office
- o Alexis Smyser-De Leon, Senior Policy Analyst, Department of Housing

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

Respectfully submitted,

A handwritten signature in black ink, reading "Byron Sigcho-López". The signature is written in a cursive, flowing style.

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