



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 March 2026. On Thursday, March 12th, 2026, at 10:00 am, 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 (8)
Alderman Quinn (13)
Alderman Moore (17)
Alderman Fuentes (26)
Alderman Burnett (27)

Alderman Rodriguez-Sanchez (33)
Alderman Villegas (36)
Alderman Mitts (37)
Alderman Clay (46)
Alderman Manaa-Hoppenworth (48)
Alderman Hadden (49)

Remote Participation: Alderman Dowell (3), Alderman Taylor (20), Alderman Tabares (23), Alderman Scott (24), and Alderman Quezada (35)

The following members were absent: Alderman La Spata (1), Alderman Harris (8)

The Chairman called the meeting to order at 10:45 am. After quorum was established, the Chairman accepted a motion by Alderman Manaa-Hoppenworth to allow for remote participation by Aldermen Taylor, Tabares, Scott and Quezada, which was approved by voice vote. There were eight public speakers and fourteen written public comments.

Public Comment:

- Dotti Willis spoke to broader housing issues.
- Sister Zakiyyah S. Muhammed spoke in support to item #2 on the agenda.
- Patricia Puente spoke to broader housing issues.
- Alejandro Quiroz spoke in support of item #11 on the agenda.
- Eladio Montenegro spoke in support of item #11 on the agenda.
- Dr. Emma Anselin spoke in support of item #2 on the agenda.
- John Bartlett spoke in support of item #2 on the agenda.
- Geoffery Cabbage spoke in support of item #2 on the agenda.

Written Public Comment:

- The following individuals submitted a written public comment regarding item #2 on the agenda:
 - o Abdi Maya, Chicago Healthy Homes Coalition, Dotti Willis, Dr. Emma Anselin (& other pediatricians at Lurie Children's Hospital), Gevian Dargan, Gordon Dymowski, Greg Reigh, J. King, Johnny Harvey, Minerva Garcia, Patricia Chandon, Tracy Hart, Garfield Park Community Council.
- The following individual submitted a written public comment regarding item #1 and item #13 on the agenda:
 - o John Paul Jones, President of Sustainable Englewood Initiatives.

Approval of February 2026 Rule 45 Report

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

The Committee addressed the following items:

1. **([A2026-0023421](#)) Appointment of Alisa S. Rodriguez as member of Chicago Low-Income Housing Trust Fund Board.**
 - Chief Homelessness Officer, Sendy Soto, provided an introduction and was present to answer any questions on the Chicago Low-Income Housing Trust Fund Board. Appointee Alisa S. Rodriguez provided a summary of her interest in serving on the Board.
 - Alderwoman Taylor asked clarifying questions.
 - Alderwoman Rodriguez-Sanchez spoke in support of the appointment.
 - Alderwoman Clay moved to approve the ordinance, which was passed by voice vote, and reported out at the City Council meeting on March 18th, 2026.
2. **([O2025-0019991](#)) Establishment of Proactive Rental Inspection Working Group to regulate inspections, certifications, and testing criteria, and to establish registry to track data for rental housing in Chicago. (Introduced by Alderwoman Rodriguez-Sanchez)**
 - The lead sponsor, Alderwoman Rossana Rodriguez-Sanchez, provided opening remarks and was present to testify and answer questions. Sam Barth, from the Law Center for Better Housing, gave a presentation and was present to answer any questions. Tatenisha Parker from the Chicago Healthy Homes Coalition was also present to provide testimony.
 - Vice-Chair Mitchell and Alderman Villegas asked clarifying questions.
 - Alderwoman Rodriguez-Sanchez moved to approve the ordinance, which was passed by voice vote, and reported out at the City Council meeting on March 18th, 2026.

3. **([O2025-0019933](#)) 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. (Introduced by Alderman Quezada)**
 - At the request of the lead sponsor, this item was held in Committee until further notice.
4. **([O2026-0023349](#)) Designation of 1415 N Dayton St as Low-Affordability Community. (27th Ward)**
 - Alderman Burnett was present to testify and answer any questions on behalf of his ordinance.
 - Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote, and reported out at the City Council meeting on March 18th, 2026.
5. **([O2026-0023324](#)) Acquisition of property at 1725 N Harlem Ave for use as Chicago Public Library branch. (29th Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
 - Alderwoman Mitts spoke in support of this item and moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026.
6. **([O2026-0023323](#)) First amendment to lease agreement with Archer Avenue LLC for property at 5672 S Archer Ave. (23rd Ward)**
 - Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
 - Vice-Chair Mitchell, Alderwoman Taylor, and Alderwoman Manaa-Hoppenworth asked clarifying questions.
 - Alderperson Fuentes moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026, with the exception of Chairman Sigcho-Lopez and Alderwoman Taylor, who wish to be recorded as a No.

The Vice-Chair accepted a motion by Alderwoman Mitts to allow for remote participation by Alderwoman Dowell, which was approved by voice vote.

7. **([O2026-0023308](#)) Sale of City-owned property at 4627 S Prairie 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.
 - Vice-Chair Mitchell asked a clarifying question.
 - Alderwoman Dowell spoke in support of this item.
 - Alderwoman Mitts moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026.

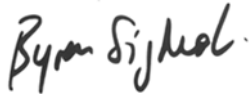
8. **([O2026-0023309](#)) Sale of City-owned property at 4822 S St. Lawrence Ave to JacobDaBuilder, Inc. under ChiBlockBuilder platform. (4th Ward)**
 - Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Vice-Chair Mitchell and Alderman Robinson asked clarifying questions.
 - Alderwoman Mitts moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026.
9. **([O2026-0023306](#)) Sale of City-owned property at 433 E 42nd Pl 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.
 - Vice-Chair Mitchell asked a clarifying question.
 - Alderman Burnett moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026.
10. **([O2026-0023310](#)) Sale of City-owned property at 4941 S Forrestville Ave to JacobDaBuilder, Inc. under ChiBlockBuilder platform. (4th Ward)**
 - Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Manaa-Hoppenworth moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026.
11. **([O2026-0023314](#)) Sale of City-owned property at 1644 W 35th St to NeighborSpace under ChiBlockBuilder platform. (11th Ward)**
 - Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Manaa-Hoppenworth moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026.
12. **([O2026-0023315](#)) Sale of City-owned property at 633 W 48th St to Valerie Simutis under ChiBlockBuilder platform. (15th Ward)**
 - Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
 - Alderwoman Manaa-Hoppenworth asked clarifying questions and moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026.
13. **([O2026-0023316](#)) Sale of City-owned property at 6515 and 6520 S Aberdeen St to Justine Stephens under ChiBlockBuilder platform. (16th Ward)**
 - At the request of the Department, this item was held in Committee until further notice.

14. (O2026-0023317) Sale of City-owned property at 3540-3546 N Avondale Ave to Brian and Audrey Carl under ChiBlockBuilder platform. (30th Ward)

- Meg Gustafson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Vice-Chair Mitchell asked clarifying questions.
- Alderwoman Mitts moved to approve the ordinance, which was passed by voice vote, and reported out at the next City Council meeting on March 18th, 2026.

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

Respectfully submitted,



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