CITY OF CHICAGO

COMMITEE 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 September 2026. On Wednesday, September 16, 2026, at 12:00 p.m., the Committee on Housing and Real Estate held a meeting in Council Chambers.

The following members were present:

Alderman Sigcho-López (25) (Chairman)
Alderman Mitchell (7) (Vice-Chair)
Alderwoman Dowell (3)
Alderman Robinson (4)
Alderwoman Harris (8)
Alderman Quinn (13)
Alderman Moore (17)
Alderwoman Tabares (23)
Alderwoman Scott (24)
Alderperson Fuentes (26)
Alderman Burnett (27)
Alderwoman Rodriguez-Sanchez (33)
Alderman Quezada (35)
Alderman Villegas (36)
Alderwoman Mitts (37)
Alderwoman Clay (46)
Alderwoman Manaa-Hoppenworth (48)
Alderwoman Hadden (49)
Alderwoman Nugent (39) **In her capacity as President Pro Tempe*

Remote Participation: Alderman La Spata (1), Alderwoman Taylor (20)

The following non-committee members were in attendance: Alderman Beale (9), Alderman Conway (34)

The Chairman called the meeting to order at 12:14 p.m. After quorum was established, the Chairman accepted a motion by Alderman Quezada to allow for remote participation by Alderman La Spata and Alderwoman Taylor, which was approved by voice vote. There were forty-three public comments speakers who signed up, and twenty speakers were selected at random. The Committee also received thirty-one written public comments.

Public Comment:

- Louvenia Hood spoke in support of the Senior Bill of Rights legislation.
- Jon Kozlowski spoke in opposition of the Protecting Renters Ordinance.
- Michael Glasser spoke in opposition of the Protecting Renters Ordinance.
- Traci Randolph spoke in opposition of the Protecting Renters Ordinance.
- Meeca Thompson spoke in support of the Protecting Renters Ordinance.
- Sinéad O'Sullivan spoke in support of the Protecting Renters Ordinance.
- Stephen Rich spoke in opposition of the Protecting Renters Ordinance.
- Julie Dworkin spoke in support of the Protecting Renters Ordinance.

- Jonah Karsh spoke in support of the Protecting Renters Ordinance.
- Chris Abbott spoke in support of the Protecting Renters Ordinance.
- H. Demetrius Bonner spoke in support of the Protecting Renters Ordinance.
- Ron Abrams spoke in opposition of the Protecting Renters Ordinance.
- George Blakemore spoke to broader issues.
- Anthony D. Stepter spoke in opposition of the Protecting Renters Ordinance.
- Patricia R. Easley spoke in support of funding allocations for west side residents who experienced flooding in their properties.
- Rod Wilson spoke in support of the Protecting Renters Ordinance.
- Erik Schwab spoke in opposition of the Protecting Renters Ordinance.
- Dana Smith spoke in support of the Protecting Renters Ordinance.
- Leo La Lewis spoke in support of the Senior Bill of Rights legislation.
- Jonathan Smith spoke in support of the Protecting Renters Ordinance.

Written Public Comment:

- Marie Claire Tran-Leung, Managing Attorney for the National Housing Law Project, submitted a written comment in support of the Protecting Renters Ordinance.
- The Chicago Healthy Homes Coalition submitted a written comment in support of the Protecting Renters Ordinance.
- Daniel Kay Herz, Director of Housing for Impact for Equity, submitted a written comment in support of the Protecting Renters Ordinance.
- Amy Buscemi submitted a written comment in opposition of the Protecting Renters Ordinance.
- Briana Morris submitted a written comment in opposition of the Protecting Renters Ordinance.
- The Center for Disability & Elder Law submitted a written comment in support of the Protecting Renters Ordinance.
- Diane Meades submitted two written comments in support of the Protecting Renters Ordinance.
- Frank Clovis submitted a written comment in opposition of the Protecting Renters Ordinance.
- George Csakvery submitted a written comment in opposition of the Protecting Renters Ordinance.
- Jawanza Malone, Chicago Housing Board President, submitted a written comment in support of CHA board appointees.
- Linda Montalbano submitted a written comment in opposition of the Protecting Renters Ordinance.
- Neale Mahoney, Professor of Economics at Stanford University, submitted a written comment in support of the Protecting Renters Ordinance.
- Monica Dillon with Neighbors for Affordable Housing submitted a written comment in support of the Protecting Renters Ordinance.
- Nikkole Palmatier submitted a written comment in opposition of the Protecting Renters Ordinance.
- Tram Hoang, Senior Associate for PolicyLink, submitted a written comment in support of the Protecting Renters Ordinance.

- Rae McDaniel submitted a written comment in opposition of the Protecting Renters Ordinance.
- Rashmee Singh, on behalf of the Montclare Senior Residences of Galewood, submitted a written comment in regard to the rent increase on the elderly residents of this location.
- Richard Sciortino, Co-founder and Principal of Brinshore Development, LLC, submitted a written comment in support of Ms. Westbrook's CHA Board appointment.
- "Starlight Artwerks" submitted two written comments in opposition of the Protecting Renters Ordinance.
- John Paul Jones, President of Sustainable Englewood Initiatives, submitted a written comment in support of agenda item #5.
- Terrance Johnson submitted a written comment in regard to the ReVive Center for Housing and Healing.
- Victoria Aviles submitted a written comment in opposition of the Protecting Renters Ordinance.
- Wesley Epplin, Policy Director for the Health & Medicine Policy Research Group submitted a written comment in support of the Protecting Renters Ordinance.
- William Smiljanic-Perez submitted a written comment in support of the Protecting Renters Ordinance.

Approval of July 2026 Rule 45 Reports

- Alderwoman Rodriguez-Sanchez moved to approve the reports from July 8 and July 14, 2026, which was approved by voice vote.

The Committee addressed the following items:

1. **(SA2026-0027373) Appointment of Ramona Westbrook as Commissioner of Chicago Housing Authority for a term effective immediately and expiring July 7, 2031.**
2. **(SA2026-0027382) Appointment of John Bartlett as Commissioner of Chicago Housing Authority for a term effective immediately and expiring July 7, 2031.**

- Ms. Westbrook and Mr. Bartlett introduced themselves and provided a short summary on their interest to serve on the board.
- Alderpersons Dowell, Villegas, Hadden, and Harris asked the appointees clarifying questions.
- Alderwoman Rodriguez-Sanchez moved to accept the substitute appointments for both items.
- Alderwoman Harris moved to approve both appointments as substituted, which was passed by voice vote. Items 1 and 2 were deferred and published at the City Council Meeting on September 23, 2026.

3. **(SO2026-0026554) Amendment of Municipal Code Chapter 5-12 regarding Residential Landlord and Tenant Ordinance.**

- Alderwoman Rodriguez-Sanchez moved to accept the substitute ordinance.

- Department of Housing Commissioner Lissette Castaneda, Department of Buildings Commissioner Marlene Hopkins, and Jung Yoon, Chief of Policy for the Mayor's Office, were present to testify, give a presentation, and answer any questions.
- Matt Stern, DOH Deputy Commissioner, Edwin Ortiz-Reyes, DOH Director of Policy, Planning & Legislative Affairs, Donovan Harvey, Director of Housing for the Mayor's Office, and Natalia Zorilla, Director of Policy for the Mayor's Office, were also present to answer any questions.
- Alderpersons Quinn. Harris, Moore, Mitts, Manaa-Hoppenworth, Beale, Scott, Villegas, Tabares, Dowell, and Mitchell asked clarifying questions.
- Alderpersons Fuentes, Rodriguez-Sanchez, Quezada, and Hadden spoke in support of the ordinance.
- Alderwoman Hadden moved to approve the ordinance, and the Chairman accepted a motion by Alderman Quinn for a roll call vote on the item. The motion passed 12 – 9 to approve the ordinance as substituted. This item was deferred and published at the City Council Meeting on September 23, 2026.

The Chairman accept a motion by Alderwoman Harris to allow for remote participation by Alderman Burnett, Alderman Robinson, which was approved by voice vote.

4. **(O2026-0027400) Lease agreement with NeighborSpace, Inc. for use of vacant City-owned property at 5900-5910 N Lincoln Ave as community garden. (50th Ward)**

- Merit Solis from the Department of Fleet and Facility Management was present to testify, give a presentation, and answer any questions.
- Alderwoman Scott moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

5. **(SO2026-0027320) Issuance of multi-family program funds and other financial assistance to The Regenerator LLC for residential housing project at 6206 S Racine Ave. (16th Ward)**

- Alderman Mitchell moved to accept the substitute ordinance.
- Alderman Moore asked clarifying questions and moved to approve the ordinance as substituted, which passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

6. **(O2026-0026365) Sale of City-owned property at 4013, 4019, 4031 and 4033 W Jackson Blvd TRUDelta LLC under ChiBlockBuilder Missing Middle Infill Housing Initiative. (28th Ward)**

- This ordinance was heard and passed out of the July 8, 2026, Committee meeting and reported out at the City Council meeting on September 23, 2026.

7. **(O2026-0027312) Sale of vacant City-owned property at 4442 S Calumet Ave to Fargo Ventures LLC under ChiBlockBuilder. (3rd Ward)**

- Seth Thomas from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Harris moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

8. (O2026-0027298) Sale of vacant City-owned property at 5022 and 5026 S Dr. Martin Luther King Dr to R&D Builders LLC under ChiBlockBuilder. (3rd Ward)

- Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell asked for favorable consideration of this item.
- Alderwoman Mitts moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

9. (O2026-0027302) Sale of vacant City-owned property at 5316 S Dr. Martin Luther King Drive to R&D Builders LLC under ChiBlockBuilder. (3rd 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 passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

10. (O2026-0027390) Sale of vacant City-owned property at 1054 N Avers Ave to GT Alternatives LLC under ChiBlockBuilder. (37th 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 September 23, 2026.

11. (O2026-0027315) Sale of vacant City-owned property at 3609 and 3611 S Dr. Martin Luther King Dr to New House of Flowers LLC under ChiBlockBuilder. (4th Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Scott moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

12. (O2026-0027380) Sale of vacant City-owned property at 2341 W Erie St to Walsh Apartments LLC under ChiBlockBuilder. (36th Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Mitts moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

13. **(O2026-0027324) Sale of City-owned property at 4144 S Calumet Ave to NeighborSpace under ChiBlockBuilder. (3rd Ward)**

- Jim Michaels from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell asked a clarifying question.
- Alderman Mitchell moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

14. **(O2026-0027327) Sale of vacant City-owned property at 817, 821 and 823 N Harding Ave to NeighborSpace, Inc. under ChiBlockBuilder. (37th Ward)**

- Jim Michaels 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 September 23, 2026.

15. **(O2026-0027368) Sale of vacant City-owned property at 5645 W West End Ave to adjacent owner Tracie Blackwell under ChiBlockBuilder. (29th Ward)**

- Jim Michaels 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 passed by voice vote, and reported out at the City Council meeting on September 23, 2026.

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

Respectfully submitted,

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