



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 8th, 2026

12:30 pm

Approval of Monthly Rule 45 Report

- June 10, 2026 **APPROVED**
- June 29, 2026, Subject Matter Hearing **APPROVED**

Subject Matter Hearing

1. Informative Presentation on the Flexible Housing Pool by the Center for Housing and Health (Aids Foundation).

NO VOTE WAS TAKEN

Aldermanic Introductions

2. ([SO2025-0017573](#)) 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.

PASSED AS SUBSTITUTE

(City-Wide)

Introduced by Alderman Martin

Department of Housing

3. ([O2026-0026247](#)) Local government agreement with U.S. Department of Urban and Housing Development (HUD) regarding HUD foreclosure of parcels located in Bronzeville (a.k.a. Hearts United Phase II project) and reconveyance of parcels to Ventus Quincy LLC for development of affordable housing.

PASSED

(4th Ward)

4. ([SO2026-0026373](#)) Sale and transfer of Heritage Woods senior living facility located at 2800-2822 W Fulton St and 300-326 N California Ave to High Point Residence Chicago West Realty LLC.

PASSED AS SUBSTITUTE

(27th Ward)

Department of Planning and Development

5. ([O2026-0026376](#)) Sale of City-owned property at various side yard locations throughout City to various buyers under ChiBlockBuilder platform. **PASSED**

CBB October 2025 Round

Applicant	Address	Sale Price (10% of MV)	Lot Dimensions	Ward
Valerie Beavers	4108 S Calumet Ave	\$7,793.00	25' x 130'	3 rd
Denedra Watson	12327 S Wallace St	\$615.00	25' x 123.35'	9 th
Crystal Marshall	3344 E 91 st St	\$1,018.00	25' x 135'	10 th
Lauren Tatum	534 W Root St	\$3,369.00	25' x 22.42'	11 th
Arielle Townsel	6236 S Paulina St	\$932.00	25' x 124.27'	15 th
Troy & Leila Mae Young	5404 S Laflin St	\$934.00	25' x 124.6'	16 th
Willie Jones	6156 S Ada St	\$872.00	25' x 116.45'	16 th
Melon Greene & ShaQuane Davenport	6715 S Loomis Blvd	\$1,358.00	36.4' x 124.8'	17 th
Mekketta Holmes	11475 S Church St	\$3,757.00	50' x 150'	19 th
Eric Roberts	12241 S Union Ave	\$624.00	25' x 125'	21 st
Raquel Barrios	1501 S Keeler Ave	\$939.00	25' x 125.57'	24 th
Pamela Ellis	4036 W Polk St	\$935.00	25' x 125'	24 th
Edward Bradboy	713 S Central Park	\$1,500.00	30' x 125'	24 th
Daniel Jackson	3510 W Huron St	\$1,587.00	25' x 125'	27 th
Gustavo Hernandez Rodriguez	740 N Hamlin Ave	\$2,435.00	25' x 121.75'	27 th
Karen Pirog	416 N Lawndale	\$1,901.00	25' x 125.29'	27 th
Angelo Montano	647 N Spaulding Ave	\$1,877.00	25' x 125.24'	27 th
Christina Tubbs	2943 W Adams	\$2,339.00	24' x 121.35'	27 th
Orlando Cedeno	2916 W Fifth Ave	\$1,786.00	24' x 105'	27 th
Angela Azmitia	3423 W Walnut St	\$1,081.00	24.96' x 90'	28 th
Ramona Roofe	1004 N Harding	\$1,251.00	24.96' x 90'	37 th
Lashion Cedeno	3938 W Ohio St	\$495.00	16' x 77'	37 th

6. ([O2026-0026567](#)) Sale of City-owned property at 11414 S Halsted St to Far South CDC under Low-Income Housing Tax Credit program for development of Morgan Park Commons (Phase 0). **PASSED**

(21st Ward)

Sale Price \$2.00, \$1.00/parcel

7. ([O2026-0026362](#)) Sale of City-owned property at 419 E 50th St to Click Development LLC under ChiBlockBuilder platform. **PASSED**

(20th Ward)

CBB November 2025 Round

Market-Rate Sale \$78,00.00

Lot Dimensions 25' x 122'

8. ([O2026-0026374](#)) Sale of City-owned property at 4242, 4244 and 4246 S St. Lawrence Ave to Landex Holding Company LLC under ChiBlockBuilder platform. **PASSED**
(4th Ward)

CBB October 2025 Round

Sale Price \$205,000, Total of 3 lots
Lot Dimensions 62.7' x 126'

9. ([O2026-0026381](#)) Sale of City-owned property at 4306 W Kamerling Ave to Romero's Construction Service, Inc. under ChiBlockBuilder platform. **PASSED**
(36th Ward)

CBB October 2025 Round

Market-Rate Sale \$24,829.00
Lot Dimensions 33' x 124'

10. ([O2026-0026266](#)) Intergovernmental agreement with Chicago Transit Authority (CTA) to exchange property at 3925 W Cermak Rd for City-owned property at 402, 409, 412, 414, 416 and 418 N Harding Ave, 3828 W Lake St, 4612-4626 W Van Buren St and 4218, 4220, 4224, 4226 and 4228 W Taylor St. **PASSED**

\$1.00 Exchange, 18 City-owned lots for 1 CTA parcel

Address	Who Exchanges	Ward
3925 W Cermak Rd	CTA → City	22 nd
Taylor St Cluster	City → CTA	24 th
Van Buren Cluster	City → CTA	24 th
Harding Ave	City → CTA	37 th
Lake St Parcel	City → CTA	37 th

11. ([O2026-0026382](#)) Sale of City-owned property at 3643 S Martin Luther King Jr Drive to 3643 S MLK Drive LLC under ChiBlockBuilder platform. **PASSED**
(4th Ward)

CBB October 2025 Round

Sale Price \$125,000.00
Lot Dimensions 33' x 125'

12. ([O2026-0026383](#)) Sale of City-owned property at 4222 S Langley Ave to Trimatch Partners LLC under ChiBlockBuilder platform. **PASSED**
(4th Ward)

CBB October 2025 Round

Market-Rate Sale \$94,397.00
Lot Dimensions 25' x 134.30'

13. ([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) **PASSED**
CBB October 2025 Round

Sale Price \$1.00/lot

Address	Lot Dimensions	Market Valuation
4013 W Jackson Blvd	25' x 124.6'	\$9,339.50
4019 W Jackson Blvd	25' x 124.6'	\$9,344.11
4031 W Jackson Blvd	25' x 124.6'	\$9,348.70
4033 W Jackson Blvd	25' x 124.6'	\$9,356.67

14. ([O2026-0026401](#)) Sale of City-owned property at 3527 W Adams St, 3500 W Jackson Blvd, 339 S Homan Ave, 3321 W Gladys Ave to Citizens Building a Better Community LLC under ChiBlockBuilder Missing Middle Infill Housing Initiative. **PASSED**
(28th Ward)
CBB October 2025 Round

Sale Price \$1.00/lot

Address	Lot Dimensions	Market Valuation
3527 W Adams St	25' x 140'	\$10,725.60
3500 W Jackson Blvd	65' x 142'	\$37,268.63
339 S Homan Ave	99.8' x 122'	\$48,636.00
3321 W Gladys Ave	25' x 99.67'	\$7,470.00

15. ([O2026-0026397](#)) Sale of City-owned property at 2438, 2442, 2444 and 2445 W 34th Pl to M3 Chicago LLC under ChiBlockBuilder Missing Middle Infill Housing Initiative. (12th Ward) **PASSED**
CBB October 2025 Round

Sale Price \$1.00/lot

Address	Lot Dimensions	Market Valuation
2438 W 34 th PL	48' x 124'	\$47,814.39
2442 W 34 th PL	24' x 124'	\$23,928.68
2444 W 34 th PL	24' x 124'	\$23,929.16
2445 W 34 th PL	24' x 124'	\$23,948.38

16. ([SO2026-0026388](#)) Sale of City-owned property at 4903 S Forrestville Ave to Center Court Development LLC under ChiBlockBuilder platform. **PASSED AS SUBSTITUTE**
(4th Ward)
CBB April 2025 Round

Market-Rate Sale \$215,000.00
Lot Dimensions 80.75' x 125'

17. ([O2026-0026354](#)) Sale of City-owned property at 3719 S Giles Ave to Crown Construction Company under ChiBlockBuilder platform. **PASSED**
(3rd Ward)
CBB October 2025 Round
- Sale Price \$95,000.00
Lot Dimensions 25' x 124.5'
18. ([O2026-0026379](#)) Sale of City-owned property at 4223 S Calumet Ave to Crown Construction Company under ChiBlockBuilder platform. **PASSED**
(3rd Ward)
CBB October 2025 Round
- Sale Price \$90,000.00
Lot Dimensions 24' x 126.5'
19. ([O2026-0026378](#)) Sale of City-owned property at 4256 S St. Lawrence Ave to Jack Properties LLC under ChiBlockBuilder platform. **PASSED**
(4th Ward)
CBB October 2025 Round
- Sale Price \$200,000.00
Lot Dimensions 55.25' x 126'
20. ([O2026-0026377](#)) Sale of City-owned property at 48 N Pine Ave to Westside Health Authority under ChiBlockBuilder platform. **PASSED**
(29th Ward)
CBB April 2025 Round
- Market-Rate Sale \$16,608.00
Lot Dimensions 31.75' x 177.5'