



CITY OF CHICAGO

BYRON SIGCHO-LOPEZ  
ALDERMAN, 25TH WARD

**SUMMARY OF REPORTS**

Committee on Housing and Real Estate  
Wednesday, September 11<sup>th</sup>, 2024  
1:00 pm

Approval of July Rule 45 Report

- July 10<sup>th</sup>, 2024 APPROVED

1. Subject Matter Hearing with Cook County Board of Review – **No vote will be taken**
  - a. Commissioner George Cardenas – Circuit Breaker Legislation Proposal
  - b. Neva Butkus, State Policy Analyst, Institute on Taxation and Economic Policy
  - c. Aldermanic Q&A

NO VOTE WAS TAKEN

**Appointments**

2. (A2024-0011021) Appointment of Juliana Gonzalez-Crussi as commissioner of Chicago Housing Authority. PASSED
3. (A2024-0011022) Appointment of Brian "Jawanza" Malone as commissioner of Chicago Housing Authority. PASSED

**Department of Public Health**

4. (O2024-0011043) License agreement for City and agents to access property located southwest of intersection of E Avenue O at S 126th St to conduct environmental testing and/or abatement described herein.

(10<sup>th</sup> Ward) PASSED

**Aldermanic Introduction**

5. (O2024-0011003) Designation of N Milwaukee Ave from N Wisner Ave to N Kedzie Ave as Low Affordability Community.

(35<sup>th</sup> Ward) PASSED

**Department of Housing**

6. (O2024-0011045) Financial restructuring and sale transfer of ownership, adding City Vacant Lots transfer regarding Aidscares Campus Parcels from previous principals of Phoenix House development, Heartland Property Holding interests in Wellness Center Lots, Multipurpose Lots, Garden View Lots, Sawyer Gardens Lots, and alley rights, now to CHASSA S Kedzie Lots LLC, CHASSA Phoenix House LLC, CHASSA Garden View LLC, commonly known as 1251 S Sawyer Avenue, 1214-1232 S Kedzie Ave, 1242-1256 S Kedzie Ave.

(24<sup>th</sup> Ward) PASSED

7. (O2024-0011090) Restructuring of June, 2016 City HOME Investments Partnership Program mortgage to extend 2026 maturity date and secure new senior loan for Senior Suites Chicago South Shore Limited Partnership at 2345-2561 E 67th St.  
(5<sup>th</sup> Ward) PASSED
8. (O2024-0011084) Restructuring of September, 2000 subordinate City HOME Investments Partnership Program mortgage to extend 2032 maturity date and secure new senior loan for Senior Suites Chicago Hegewisch LLC at 13550 S Avenue O.  
(10<sup>th</sup> Ward) PASSED
9. (O2024-0011088) Restructuring of January, 2002 subordinate City HOME Investments Partnership Program mortgage to extend 2032 maturity date and secure new senior loan for Senior Suites Chicago Jefferson Park LLC at 5400 N Northwest Hwy.  
(45<sup>th</sup> Ward) PASSED
10. (O2024-0011091) Restructuring of November, 2003 subordinate City HOME Investments Partnership Program mortgage to extend maturity date of 2035 and secure new senior loan for Senior Suites Chicago West Humboldt Park LLC at 3656 W Huron St.  
(27<sup>th</sup> Ward) PASSED
11. (O2024-0010958) Amendment of Municipal Code Chapter 2-44 providing loan restructuring authority to Commissioner of Housing.

PASSED

**Department of Planning and Development**

12. (SO2024-0010979) Negotiated "as is" sale of vacant City-owned property regarding ChiBlockBuilder platform at 6337 S Carpenter St to Gloria Allen; 1055 N Harding Ave to Alees Edwards; 5129 S Winchester Ave to Deborah Larson; 5436 S Paulina St to Santiago Trujillo; 7026 S Aberdeen St to Geoffrey Shiloh; 6129 S Laflin St to Nannette Tucker; 4401 S Honore St to Juan Ignacio Gonzalez; and 4428 S Wood St to Juan Ignacio Gonzalez. PASSED AS SUBSTITUTE

Buyer	City Lot	Purchase Price (10% of Market Value)	Ward
Juan Ignacio Gonzalez	4401 S Honore St	\$954.00	15 <sup>th</sup>
Juan Ignacio Gonzalez	4428 S Wood St	\$902.00	15 <sup>th</sup>
Gloria Allen	6337 S Carpenter St	\$1,573.00	16 <sup>th</sup>
Deborah Larson	5129 S Winchester Ave	\$623.00	16 <sup>th</sup>
Santiago Trujillo	5436 S Paulina St	\$882.00	16 <sup>th</sup>
Geoffrey Shiloh	7026 S Aberdeen St	\$782.00	16 <sup>th</sup>
Nannette Tucker	6129 S Laflin St	\$1,103.00	16 <sup>th</sup>
Alees Edwards	1055 N Harding Ave	\$3,998.00	37 <sup>th</sup>

13. (SO2024-0011039) Sale of vacant City-owned parcels at 617-641 E 134th St and 604-608 E 134th Pl, 628-636 E 134th Pl, 644-648 E 134th Pl and 656-660 E 134th Pl to NeighborSpace to assist in development of Ton Farm community garden space including acquisition of twenty-four additional parcels from Cook County Land Bank Authority along E 134th Pl and E 134th St in Land Banking Agreement among parties.

(10<sup>th</sup> Ward)

\$1.00 per parcel; 16 City-owned parcels

**DEFERRED**

14. (O2024-0011086) Sale of City-owned properties in 20th Ward to adjacent neighbors under ChiBlockBuilder platform.

**PASSED**

Buyer	City Lot	Purchase Price (10% of Market Value)
Paul DeRonne	5159 S Emerald Ave	\$900.00
Manuel Orlando Saez Arias and Maria del Rosario Vinalay Avilez	5244 S Union Ave	\$1,100.00
Lenora C. Dennis	520 W 61 <sup>st</sup> PL	\$1,605.00
Andre M. Flagg	5020 S Aberdeen St	\$786.00
William Nunez	904 W 51 <sup>st</sup> PL	\$1,093.00
Tanya R. Sanders	5546 S Lafayette Ave	\$1,056.00
Demonte Orr and William Orr	5839 S Shields Ave	\$650.00
Leonel Ortega	5019 S Loomis Blvd	\$932.00
Ludibina Torres Ramirez	5945 S Princeton Ave	\$895.00
Eliseo Celez and Florencia Santiago	4726 S Princeton Ave	\$1,165.00
Amida Hernandez and Leonardo Hernandez Sanchez	5219 S May St	\$1,045.00
Charlottee Osei-Bonsu	5942 S Lasalle St	\$679.00
Everardo Rodriguez	1428 W 50 <sup>th</sup> St	\$1,246.00
Chester Schaffer	5034 S Aberdeen St	\$943.00
Nicole M. Harris	5648 S Wells St	\$1,290.00
Shirley A. Franklin	5043 S Carpenter St	\$932.00
Omar A. Umar	5028 S Laflin St	\$747.00