



Board Letter

Agenda Date: May 27, 2025

Agenda #: 2

Authorization for actions necessary for the disposition and sale of Altgeld Gardens land to By The Hand Club for Kids.

Development Address	Community Area	Planned Work
13122 South Ellis Avenue	Riverdale	Rehabilitation and expansion of the existing Up Top building by the non-profit By The Hand Club for Kids to expand their after school programming.

Presenter: Rishab Mehan, Deputy Chief Development

Recommendation

The Interim Chief Executive Office ("CEO") of the Chicago Housing Authority ("CHA") recommends that the CHA Board of Commissioners ("Board") authorize the Interim CEO or her designee to: 1) enter into a Purchase and Sale Agreement with the By The Hand Club for Kids ("BTHCK") for the acquisition of certain land at the full appraised value to facilitate the rehabilitation and expansion of the Up Top building ("Proposed Development") located in the Altgeld Gardens community; 2) submit a disposition application to HUD for the CHA land necessary to facilitate the Proposed Development; 3) convey the land by quit claim deed transfer to BTHCK or its designee in exchange for the payment of appraised value; 4) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Property Summary and Appraised Value

Property/Site	Acreage and Square Feet	Payment to CHA
13122 South Ellis Avenue	Approximately 1.24 acres	\$27,000

The total land area needed for the Proposed Development is approximately 1.24 acres of CHA land adjacent to the Up Top building. The total appraised value of the CHA land is \$27,000.

Developer

The BTHCK is a faith-based 501(c)3 holistic afterschool program with a mission to take kids by the hand and walk with them from kindergarten through college. BTHCK works in several communities across Chicago, including Altgeld Gardens, Austin, Cabrini-Geen, Englewood, Moving Everest/Austin, and North Austin. Since opening their second location in 2005, BTHCK's

Altgeld Gardens center has been giving students abundant support. The BTHCK Altgeld Gardens center is currently located at 13015 S. Ellis Avenue, Chicago, IL 60827.

Funding

N/A

Property Profile

The land subject to this board action is approximately 1.24 acres in area. The land surrounds the existing, privately owned “Up Top” building at Altgeld Gardens. The proposed land disposition is required to facilitate the Proposed Development for the Up Top building by BTHCK.

The Proposed Development is located at 13122 South Ellis Avenue, at the intersection of 132nd Street and S. Ellis Avenue in the Altgeld Gardens neighborhood. The Up Top building is currently landlocked by CHA land characterized by a parking lot and open space. The parking lot and the vacant land located immediately to the south and west of the Up Top building is CHA land that is needed to facilitate the Proposed Development, as shown in the context map and site plan.

In addition to facilitate the rehabilitation and expansion of the Up Top building, the Proposed Development will also allow rebuilding and improving the existing sidewalks and the parking lot. Moreover, it will allow the Up Top building to gain right of way access to the street.

Most importantly, the Proposed Development will allow BTHCK both to renovate, maintain, and improve a valuable and historically significant community resource such as the Up Top building, and expand their operations and programming, which will help them reach and serve a larger number of kids in this community.

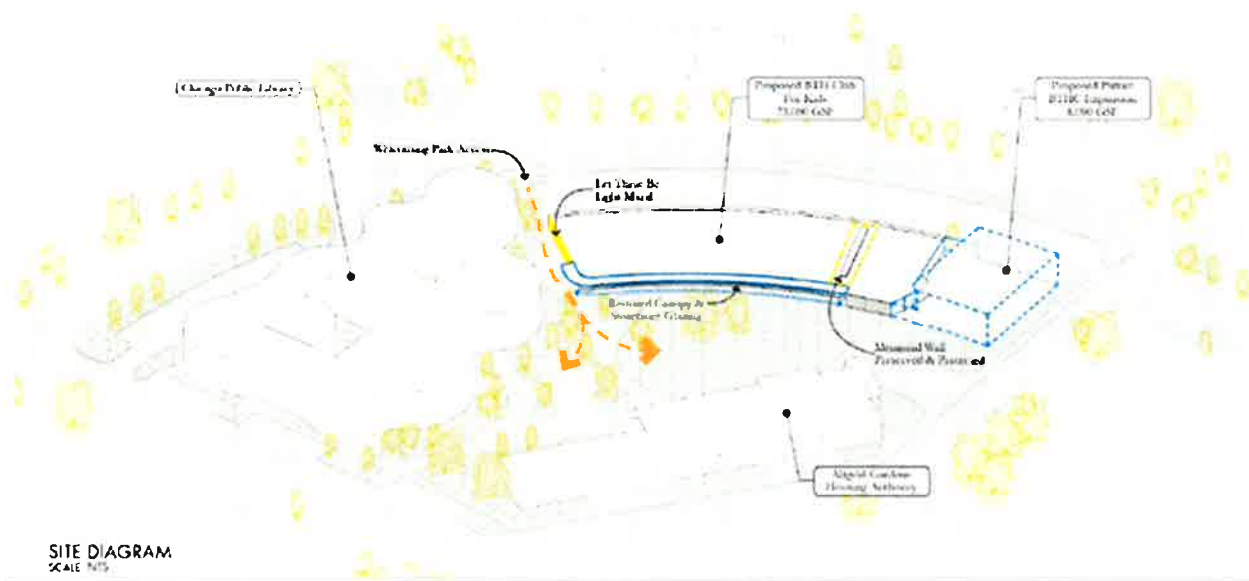
Context Map



Dotted red line = approximate extent of CHA lands proposed for disposition

Dotted yellow line = approximate extent of existing Up Top Building (privately owned)

Site Plan:



Compliance

N/A

Background and Approach

The BTHCK planned rehabilitation and expansion of the Up Top building is a direct response to the community's request to serve more kids and preserve the historically significant building. The Proposed Development is an opportunity to address the current dilapidated conditions of the privately-owned Up Top building, which is an eye-sore and nuisance at the entrance to the community.

The Up Top building has tremendous neighborhood significance and importance to Altgeld Gardens residents, as well as advocates for historic preservation. Many residents and other stakeholders are concerned that without active restoration plans the building, and the important histories it represents, is in jeopardy.

BTHCK is committed to preserving important elements of the existing building such as the historic design, the memorial wall and other preservation measures to fully restore the facility to be used by nearly 400 children. After the new Up Top building is reopened, BTHCK's existing facility, which is located at 13015 South Ellis Avenue, will be utilized as an enrichment center to expand their youth-entrepreneurship, container farming, nutrition, and gardening programs.

The timing of the BTHCK project aligns well with several other community investments happening at Altgeld Gardens. These include the Chicago Transit Authority's Red Line Extension, the Chicago Department of Transportation's plans for expanding a bicycle trail along 130th Street and into Altgeld Gardens, and the Forest Preserves of Cook County project consisting of a new trail connection linking Altgeld Gardens with the Beaubien Woods boat launch area, and a new water service line that will deliver drinking water to a new comfort station that will be developed at the boat launch area.

The requested action complies in all materials respects with all applicable federal, state, and local laws, and CHA policies. CHA staff has completed all necessary due diligence to support the submission of this initiative.

Respectfully Submitted:



Angela Hurlock
Interim Chief Executive Officer



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RESOLUTION NO. 2025-CHA-16

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 27, 2025, entitled "Authorization for actions necessary for the disposition and sale of land to the By The Hand Club for Kids at Altgeld Gardens".

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Interim Chief Executive Officer or her designee may enter into a Purchase and Sale Agreement with By The Hand Club for Kids ("BTHCK") for the disposition of approximately 1.24 acres of land at the full appraised value; and

THAT, the Interim Chief Executive Officer or her designee may submit a disposition application to HUD; and,

THAT, the Interim Chief Executive Officer or her designee may deed the property to BTHCK or its designee following the satisfaction of all regulatory requirements; and

THAT, the Interim Chief Executive Officer or her designee may execute such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.



A handwritten signature in black ink, appearing to read "Mathew Brewer", written over a horizontal line.

Mathew Brewer
Interim Chairperson
Chicago Housing Authority