



Board Letter

Agenda Date: May 27, 2025

Agenda #: 1

Authorization to take actions necessary for the disposition and sale of Altgeld Gardens land to the Forest Preserves of Cook County.

Development Address	Community Area	Planned Work
Intersection of 133 rd Street and Greenwood Avenue	Riverdale	Construction of a new accessible trail connection at Altgeld Gardens providing access to the Beaubien Woods Boat Launch and a proposed water service line to the restroom.

Presenter: Rishab Mehan, Deputy Chief Development

Recommendation

The Interim Chief Executive Officer (“CEO”) of the Chicago Housing Authority (“CHA”) recommends that the CHA Board of Commissioners (“Board”) authorize the CEO or her designee to: 1) enter into an Intergovernmental Agreement with the Forest Preserves of Cook County (“FPCC”) for the acquisition of certain land within the Altgeld Gardens development to facilitate the construction of a new trail connection from Altgeld Gardens to the Beaubien Woods Boat Launch and a proposed water service line to the restroom; 2) submit a disposition application to HUD for the CHA land necessary to enable the trail development; 3) convey the land by quit claim deed to FPCC or its designee in exchange for payment of appraised value, and; 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
Land located at S Greenwood Ave and E 133rd St.	Approximately 2,224 square feet	\$2,600

The total CHA land needed for the proposed trail and water service line to the restroom is approximately 2,224 square feet adjacent to the FPCC’s Beaubien Woods and leading to the boat launch. The market value for the CHA land is \$2,600.

Developer

The FPCC is a governmental commission in Cook County, Illinois with a mission to acquire, restore, restock and manage lands for the purpose of protecting and preserving natural communities including prairies, forests, wetlands, rivers, streams, and all their associated flora and fauna for the purpose of providing educational, leisure and outdoor recreation opportunities for the public. FPCC registered general headquarters is located at 536 North Harlem Avenue, River Forest, IL.

Funding

N/A

Property Profile

The proposed trail and water service line to the new restroom will be located at the intersection of 133rd Street and Greenwood Avenue in the Altgeld Gardens neighborhood. The FPCC land is between the two CHA parcels located on Blocks 12 and 15. The CHA land is currently vacant.

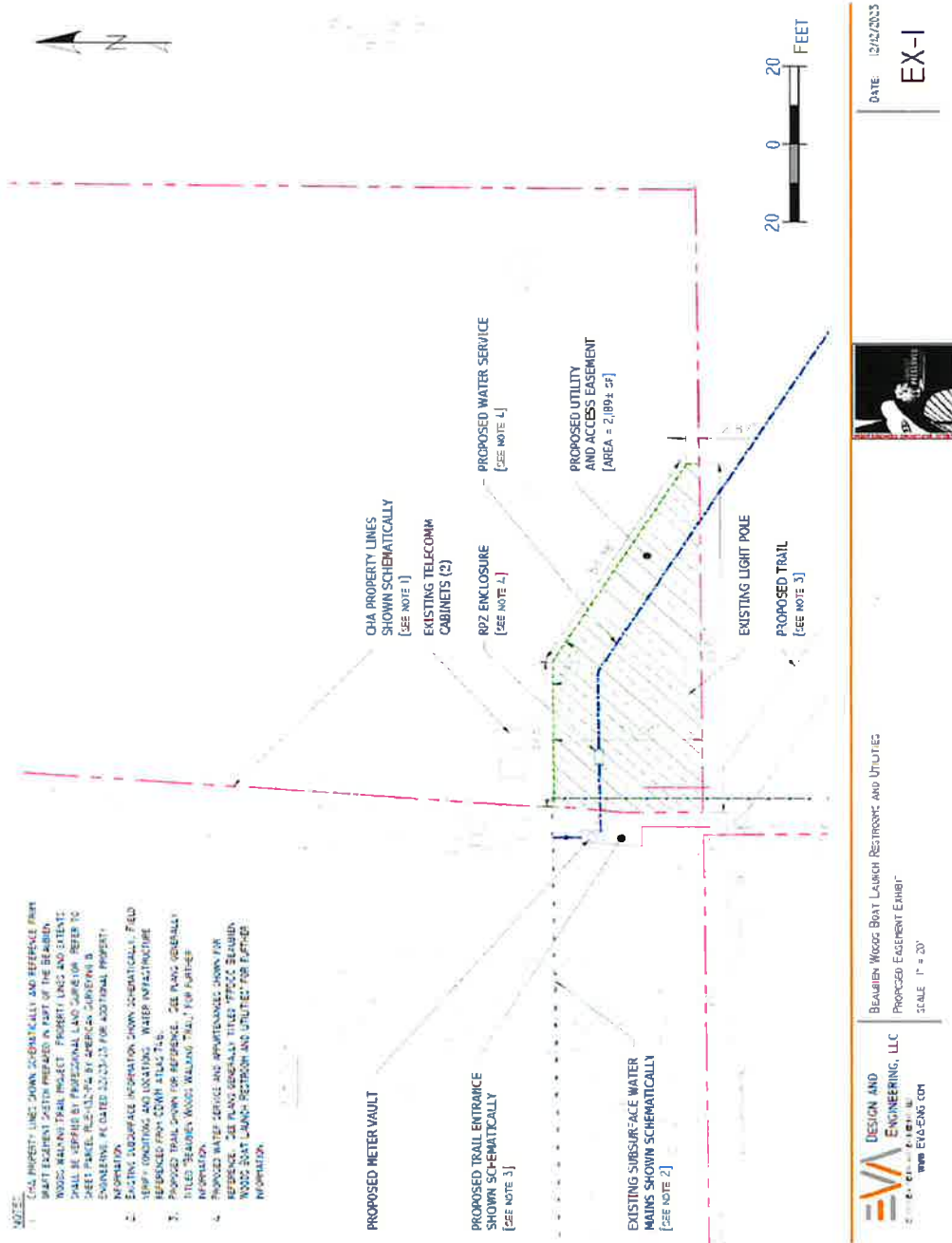
As depicted on the below context map and site plan, most of the proposed land to be conveyed to FPCC is to run the water service line down to the boat launch and FPCC's proposed new restroom, while the proposed trail connecting the Altgeld Gardens to the Beaubien Woods boat launch will only require a small portion of the land, approximately 200 square feet at the corner of Block 12.

The new path will be fully ADA accessible and create a forested path down to the boat launch for residents to enjoy.

Context Map



Site Plan



Compliance

N/A

Background and Approach

The FPCC's planned improvements including a new trail will provide Altgeld Gardens residents and Chicagoans with new, ADA accessible, and dedicated access to Beaubien Woods, and particularly the boat launch area. In addition to the trail improvements, FPCC plans to construct new restrooms which will make the boat launch a more useful asset for residents enjoying Beaubien Woods. FPCC plans to complete the work by the end of 2025.

The timing of the FPCC's improvements align well with other community investments happening at Altgeld Gardens in the context of the Chicago Transit Authority's Red Line Extension and the Chicago Department of Transit's plans for extension of a bicycle trail.

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- 15

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 27, 2025, entitled "Authorization to take actions necessary for the disposition and sale of Altgeld Gardens land to the Forest Preserves of Cook County".

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 an Intergovernmental Agreement with the Forest Preserves of Cook County ("FPCC") for the disposition of approximately 2,224 square feet of land;

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

THAT, the Interim Chief Executive Officer or her designee may deed the property to FPCC or its designee;

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 upon HUD disposition approval.



Mathew Brewer
Interim Chairperson
Chicago Housing Authority