

January 29, 2026

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY LOCATED AT
5345 WEST CONGRESS PARKWAY & 5400 WEST HARRISON STREET
(FORMER LOUIS DANIEL ARMSTRONG ELEMENTARY SCHOOL)**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

That the Board request the Public Building Commission of Chicago ("PBC") and/or the City of Chicago ("City") convey to the highest and best responsible bidder as determined by the Board, the former Louis Daniel Armstrong Elementary School site located at 5435 West Congress Parkway and 5400 West Harrison Street, Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate contained in the bid solicitation, which has been executed by the Purchaser, will convert to a contract upon acceptance and execution by the Board. Information pertinent to this agreement is stated below.

LEGAL DESCRIPTION, PIN AND USE RESTRICTIONS: See the attached Exhibit A.

BID INFORMATION: In accordance with 105 ILCS 5/34-21, the Property was advertised for sale from March 14, 2025, through May 30, 2025. Bids were due by 4:00 p.m. on May 30, 2025, and were opened on the same date. Two bids were received for the Property from the following parties and in the following amounts:

<u>Bidder:</u>	<u>Amount:</u>
Chaste Hair Institute	\$50,000
Breakaway Community Development	\$100,000

The purchasers both plan on repurposing the vacant buildings. Chaste Hair Institute plans to redevelop the main building for use as a cosmetology school to expand the institute's existing licensing programs, and repurpose the annex building for use as a salon. Breakaway Community Development plans to redevelop the main building for use as an athletic training facility focusing on affordable access for young athletes who do not have access to such facilities, and repurpose the annex building for use as studio rental suites for athletic trainers.

RECOMMENDATION: The Property is not needed for administrative or educational purposes. The Property previously housed Louis Daniel Armstrong Elementary School, which closed in 2013. The sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21.

The PBC and/or the City shall include a restrictive covenant in the deed prohibiting the Property from being used as K-12 Charter school or for the sale or manufacturing of liquor or tobacco products. The deed to the title will include these restrictions. Title to the Property will revert back to the City of Chicago, in Trust for Use of Schools as legal title holder of record for the benefit of the Board if this restriction is breached without the Chief Operating Officer's prior written approval. The Property shall be sold in "As Is Where Is" condition. The deed shall provide the Board, the PBC and City shall be released and discharged from any and all future responsibility and liability relating to the Property's physical and environmental condition.

The bids received were reviewed and it is recommended that the following bid be accepted as the highest and best responsible bid:

Name:	BreakAway Community Development
Address:	5825 W. Corcoran Pl., Chicago, IL
Contact:	Khalilah Johnson
Amount:	\$100,000

AUTHORIZATION: Authorize the President and Secretary to execute the Offer to Purchase agreement and to modify the legal description if necessary, upon receipt of a title commitment and survey. Authorize the PBC and/or the City to issue a deed in favor of the Purchaser. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and Chief

Operating Officer to execute any and all ancillary documents required to administer or effectuate this transaction.

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: Is not applicable to this transaction.

FINANCIAL: Proceeds (Purchaser's bid price, less closing costs and seller's brokerage fee) to be credited to the Capital Asset Fund.

GENERAL CONDITIONS: The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness Policy adopted June 26, 1996 pursuant to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

Approved for Consideration:

DocuSigned by:

Charles Mayfield
Chief Operating Officer

Approved:

Signed by:

Macqueline King, Ed.D
Interim Superintendent/Chief Executive Officer

Approved as to Legal Form:

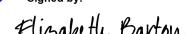
Signed by:

Elizabeth K. Barton
Acting General Counsel

EXHIBIT A

**PROPERTY OFFERED FOR SALE
THE BOARD RESERVES THE RIGHT TO MAKE CHANGES, AS NECESSARY.**

PROPERTY: FORMER LOUIS DANIEL ARMSTRONG SCHOOL

ADDRESS: 5345 W. CONGRESS PKWY AND 5400 W. HARRISON, CHICAGO, ILLINOIS 60644

PINs: 16-16-121-019-0000 (PART OF), 16-16-121-063-0000 (PART OF), 16-16-121-064-0000

LEGAL DESCRIPTION:

THAT PART OF LOT 112 LYING SOUTH OF THE SOUTH LINE OF WEST CONGRESS PARKWAY IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

LOTS 28 TO 30, INCLUSIVE, IN DAVIS AND SON'S SUBDIVISION OF LOTS 113 AND 114 OF SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

*Note: Elizabeth Street between the Property is a closed street and not owned by the Board. Elizabeth Street is not a part of this bid solicitation. Any parts of alleys adjacent to the Property and not owned by the Board are not a part of this bid solicitation.

USE RESTRICTION:

THE PROPERTY MAY NOT BE USED FOR:

- (1) THE SALE OR MANUFACTURING OF LIQUOR OR TOBACCO PRODUCTS, OR
- (2) K-12 CHARTER OR SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OFFICER.

AS A CONTRACTUAL REQUIREMENT, GRANTEE ACKNOWLEDGES THAT IT SHALL BE REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY OR TO DEMOLISH THE IMPROVEMENTS ON THE PROPERTY WITHIN FIVE (5) YEARS OF THE DATE OF THE DEED UNLESS THIS REQUIREMENT IS WAIVED OR EXTENDED BY THE CHIEF OPERATING OFFICER OF THE BOARD. IN THE EVENT THIS REQUIREMENT IS NOT FULFILLED OR WAIVED, THE BOARD RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO RE-ENTER THE PROPERTY AND TO RECLAIM TITLE AND POSSESSION THEREOF.