

APPROVE ENTERING INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO TO OBTAIN FUNDING/REIMBURSEMENT FOR THE CONSTRUCTION OF A NEW INNER-CITY COLLEGE PREPARATORY HIGH SCHOOL AND TO EXCHANGE LAND

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

The purpose of this Board Report is to: (1) Authorize the Law Department and Chief Administrative Officer

READ DUNNING - 99 YEAR LEASE PLUS OPTION TO PURCHASE FOR \$1: The City proposes to lease to the Board approximately 19 acres of land at the northeast corner of Oak Park Avenue and Irving Park Avenue in the Read Dunning Redevelopment Area for 99 years with an option to purchase the property for \$1. The Read Dunning Property is legally described on Exhibit A attached hereto. The Read Dunning Lease requires the Board to use the property for public purposes on or before September 11, 2017 as required under Public Act 095-0604 or title to the Read Dunning property may revert to the State of Illinois. The Board will use the Read Dunning property for public educational and related uses and declares that it is necessary and convenient to lease the Read Dunning Property from the City for 99 years, including an option to purchase the property for \$1.

NEAR NORTH HIGH SCHOOL PROPERTY TO BE CONVEYED BY THE PBC TO THE CITY ON BEHALF OF THE BOARD: The City has asked the Board to direct the PBC to convey former Near North

Corner Metropolitan High School at 4450 N. Lawrence (Near North) to the City. The PBC will convey

the Near North property in trust for the Board and the Board uses the property pursuant to a lease with the PBC. The City represents that it will use the Near North property for the construction of replacement

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: Local School Council approval is not applicable to this report.

FINANCIAL: Charge to Operations: \$1.00
Budget Classification: 40150 410 50210 000544 000000 0000

Source of Funds: Miscellaneous Capital Funds

GENERAL CONDITIONS:

EXHIBIT A

**READ DUNNING PROPERTY TO BE LEASED BY THE CITY TO THE BOARD FOR 99 YEARS,
INCLUDING AN OPTION TO PURCHASE THE PROPERTY FOR \$1
FOR EDUCATIONAL AND RELATED PURPOSES.**

LEGAL DESCRIPTION: THAT PART OF THE SOUTH FRACTIONAL 1/2 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST IRVING PARK ROAD, BEING A LINE 33.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, WITH THE EAST LINE OF NORTH OAK PARK AVENUE AS SHOWN ON THE PLAT OF SURVEY RECORDED JANUARY 11, 1935 AS DOCUMENT 11544080 (THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18 HAS A BEARING OF SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST FOR THIS LEGAL DESCRIPTION): THENCE

NORTH OAK PARK AVENUE, 83.09 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTHWESTERLY ALONG SAID EAST LINE OF NORTH OAK PARK AVENUE, BEING A CURVED LINE CONVEX NORTHEASTERLY, HAVING A RADIUS OF 2437.50 FEET, AN ARC DISTANCE OF 624.09 FEET TO AN INTERSECTION WITH A LINE 733.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL 1/4 OF SAID SECTION 18 SOUTH OF THE INDIAN BOUNDARY LINE; THENCE NORTH 89 DEGREES 50 MINUTES 26 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING ALSO THE SOUTH LINE OF THE PARCEL OF LAND KNOWN AS THE CEMETERY GROUNDS ON THE COUNTY FARM, 29.46 FEET TO THE EAST LINE OF THE SOUTHWEST FRACTIONAL 1/4 OF SAID SECTION 18 SOUTH OF THE INDIAN BOUNDARY LINE THENCE NORTH 00 DEGREES 25 MINUTES 50 SECONDS WEST ALONG SAID LAST DESCRIBED EAST LINE, BEING ALSO THE EAST LINE OF THE CEMETERY GROUNDS ON THE COUNTY FARM, 50.00 FEET TO AN

190.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST IRVING PARK ROAD; THENCE NORTH 89 DEGREES 50 MINUTES 26 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE (HEREINAFTER REFERRED TO AS LINE "A"), 12.76 FEET TO A POINT 381.00 FEET, AS MEASURED ALONG SAID LINE "A", WEST OF THE INTERSECTION OF SAID LINE "A" WITH A LINE 181.60 FEET, AS MEASURED RADIALLY, WESTERLY OF AND CONCENTRIC WITH THE FORMER CENTER LINE OF THE RAILROAD TRACK OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST AT RIGHT ANGLES TO SAID LINE "A" 400.00 FEET TO SAID NORTH LINE OF WEST

IRVING PARK ROAD; THENCE SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST ALONG SAID NORTH LINE OF WEST IRVING PARK ROAD, 703.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (CONTAINING 822,409 SQUARE FEET OR 18.8799 ACRES)

COMMON ADDRESS: NORTHEAST CORNER OF WEST IRVING PARK ROAD AND

NORTH OAK PARK AVENUE

PIN: 13-18-409-050 (PART OF)

ACREAGE/SIZE: 18.879 ACRES

**LEGAL DESCRIPTION SUBJECT TO MODIFICATION
UPON RECEIPT OF FINAL SURVEY AND TITLE REPORT**

EXHIBIT B

NEAR NORTH HIGH SCHOOL PROPERTY TO BE CONVEYED*
BY THE PBC (FOR THE BOARD) TO THE CITY.

*CONVEYANCE SUBJECT TO A LEASE OR OTHER AGREEMENT WITH THE CITY
PERMITTING JONES HIGH SCHOOL TO USE NEAR NORTH'S FACILITIES FOR
ATHLETIC PROGRAMS, EVENTS AND COMPETITIONS UNTIL THE NEW JONES HIGH SCHOOL
IS COMPLETED OR SEPTEMBER 30, 2013 WHICHEVER OCCURS FIRST. THEREAFTER, THE CITY
WILL ALLOW BOARD TO USE NEAR NORTH UNLESS THE CITY IS REQUIRED TO VACATE
OR DEMOLISH NEAR NORTH PURSUANT TO THE CARRIN-GREEN CONSENT DECREE

LEGAL DESCRIPTION:

PARCEL 1: LOTS 139, 141, 143, 144, 145 (EXCEPT PARTS TAKEN FOR STREETS), ALSO LOT 137 (EXCEPT
PART TAKEN FOR STREET), ALL IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF
SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

ALSO

PARCEL 2:

LOTS 1 AND 2 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 2 IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 8:

LOTS 1 TO 5 (EXCEPT PARTS TAKEN FOR STREETS) IN BULMAN'S SUBDIVISION OF LOT 165 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 9:

LOTS 1 TO 9, INCLUSIVE, AND THE EAST 10 FEET OF LOT 10 IN THE SUBDIVISION OF LOT 168 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED

ALSO

PARCEL 10:

THE SOUTH 1/2 OF VACATED WEST WEED STREET LYING EASTERLY OF NORTH OGDEN AVENUE AND WEST OF NORTH LARRABEE STREET IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 11:

LOTS 1 AND 5 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR STREETS) IN ASSESSOR'S

DIVISION OF LOT 167 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED

ALSO

THAT PART OF LOT 166 LYING EASTERLY OF THE EASTERLY LINE OF OGDEN AVENUE IN BUTTERFIELD'S ADDITION TO CHICAGO, AFOREMENTIONED,

ALSO

PARCEL 13:

ALSO

THE SOUTHWESTERLY 10 FEET OF LOT 16 IN HINSCHÉ'S SUBDIVISION OF LOTS 146 AND 148 AND

SUB-LOT 1 OF LOT 149 IN BUTTERFIELD'S ADDITION TO CHICAGO AFOREMENTIONED,

ALSO

THAT PART OF LOT 145 IN BUTTERFIELD'S ADDITION TO CHICAGO AFOREMENTIONED, WHICH LIES SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 10 FEET OF LOT 16 IN HINSCHÉ'S SUBDIVISION AFOREMENTIONED, PRODUCED SOUTHEASTERLY TO THE SOUTH LINE OF SAID LOT 145;

ALSO

THE NORTHEASTERLY 10 FEET OF RESERVE "B" IN HINSCHÉ'S SUBDIVISION AFOREMENTIONED;

ALSO

THAT PART OF THE NORTHWESTERLY-SOUTHEASTERLY 10-FOOT PUBLIC ALLEY LYING BETWEEN

PARCEL 19:

THAT PART OF LOT 1 LYING WEST OF THE NORTHWESTERLY LINE OF OGDEN AVENUE, ALSO

THAT PART OF SAID LOT 1 LYING WITHIN THE NORTHWESTERLY 1/2 OF OGDEN AVENUE, AS
OPENED, IN CHRISTOPH F. BAUM'S SUBDIVISION OF PARTS OF LOTS 167 AND 168 IN
BITTERFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 20

NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 20:

LOT 17 AND THAT PART OF LOTS 15 AND 16 LYING WEST OF THE NORTHWESTERLY LINE OF

EXHIBIT C

WASHBURNE PROPERTY TO BE CONVEYED BY THE BOARD TO THE CITY

LEGAL DESCRIPTION: THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4(EXCEPT THE NORTH 33 FEET) AND (EXCEPT THE EAST 33 FEET) AND (EXCEPT PART COMMENCING AT THE NORTHEAST CORNER OF NORTHEAST 1/4 OF SECTION 35 THENCE WEST 1071.98 FEET THENCE SOUTH 0°13'01" EAST 133 FEET TO THE POINT OF BEGINNING THENCE CONTINUING SOUTH 0°13'01" 242.18 FEET THENCE SOUTH 89°54'59" EAST 96.51 FEET THENCE NORTH 242.32

[WEST] OF A LINE BEGINNING AT A POINT ON EAST LINE 747.76 FEET NORTH OF SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 THENCE WEST PARALLEL TO THE SOUTH LINE 528.12 FEET THENCE NORTH PARALLEL TO THE EAST LINE 30 FEET THENCE WEST PARALLEL TO THE SOUTH LINE 99.85 FEET THENCE NORTH PARALLEL TO THE EAST LINE 34.89 FEET THENCE WEST PARALLEL TO THE SOUTH LINE 43.88 FEET THENCE NORTH PARALLEL TO THE EAST LINE 35.37 FEET THENCE WEST PARALLEL TO THE SOUTH LINE 32.15 FEET TO A POINT THENCE NORTHWESTERLY 10.19 FEET TO A POINT 858.02 FEET NORTH OF THE SOUTH LINE AND 705.98 FEET WEST OF THE EAST LINE THENCE NORTH 29.26 FEET THENCE WEST PARALLEL TO THE SOUTH LINE 6 FEET THENCE NORTH 29 FEET TO A POINT