

**AUTHORIZATION TO PAY FINAL JUST COMPENSATION AWARD TO  
ACQUIRE 3745-51 W. LELAND FOR THE CONSTRUCTION OF A NEW SCHOOL  
TO RELIEVE OVERCROWDING IN THE HAUGAN ATTENDANCE AREA**

**THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:**

Authorize payment of a final just compensation award of \$677,500 for the acquisition of 3745-51 W. Leland for the construction of a new school to relieve overcrowding in the Haugan School attendance area. Information pertinent to this compensation award is as follows:

**OWNERS:** Chicago Title Land Trust Company, Trustee  
U/T/A Dated March 31, 1976, Trust No. 10-67621  
Gary Carlson, Trust Beneficiary  
3706 W. Montrose  
Chicago, Illinois 60625

**PROPERTY:** 13 unit, 12,327 square foot, 3 story brick apartment building on a 8,132 square foot site with 8 parking spaces in Albany Park. P.I.N. 13-14-111-002-0000

**AWARD:** \$677,500

**BASIS:** Settlement based upon following appraisals:

BOE's Appraisals:	\$624,000	(Andy Prodanovic)
	\$633,000 to \$636,000	(Donald Klein)
Owner's Appraisal:	\$710,000	(Harry Fishman)

**PURPOSE/USE:** To acquire property for the construction of a new middle school to relieve overcrowding in the Haugan attendance area.

**AUTHORIZATION:** Such other conditions as deemed necessary by the General Counsel for the Board. Authorize the Comptroller to issue a check in the amount of \$677,500 payable to the Cook County Treasurer as final just compensation.

**AFFIRMATIVE ACTION:** Exempt.

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

**FINANCIAL:** Charge to Operations Department: \$677,500  
Budget Classification No: 3810-478-000-9311-5710  
Fiscal Year: 2001  
Source of Funds: Capital Improvement

**GENERAL CONDITIONS:**

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts - The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness - The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics - The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).


**Approved for Consideration:**

  
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**Timothy Martin**  
**Chief Operating Officer**

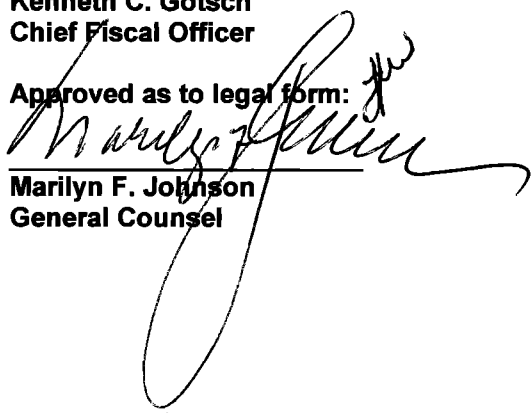
**Approved:**

  
\_\_\_\_\_  
**Paul G. Vallas**  
**Chief Executive Officer**

**Within Appropriation:**

  
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**Kenneth C. Gotsch**  
**Chief Fiscal Officer**

**Approved as to legal form:**

  
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**Marilyn F. Johnson**  
**General Counsel**