

**AUTHORIZATION TO PAY JUST COMPENSATION AWARD TO  
ACQUIRE 3219 W. 5<sup>th</sup> AVE., 3218 W. JACKSON BLVD. and 200 S. KEDZIE AVE. FOR THE  
CONSTRUCTION OF THE MARSHALL/FARADAY CAMPUS PARK**

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

Authorize the payment of final just compensation awards totaling \$295,300 for the acquisition of 3219 West 5<sup>th</sup> Avenue, 3218 West Jackson Blvd. and 200 South Kedzie Avenue for the construction of the Marshall/Faraday Campus Park. Information pertinent to these awards is as follows:

<b>OWNERS:</b>	Fifth City Industrial Promotion Corp. 3324 W. 5 <sup>th</sup> Avenue Chicago, Illinois 60624-3203 PIN 16-14-213-014 and -016	Yahya Hussain 4026 North Sawyer Chicago, Illinois 60618 PIN 16-14-213-015
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**DESCRIPTION:** 3,389 square foot vacant lot in East Garfield Park (PIN 16-14-213-014); 4,290 square foot vacant lot in East Garfield Park (PIN 16-14-213-015); and 10,368 square foot 1 story commercial building located on 18,937 square feet of land in East Garfield Park (PIN 16-14-213-016).

**FINAL AWARD:** \$295,300

**BASIS:** Settlement includes 3 separate award payments as indicated below and based upon:

	<u>Settlement Amount</u>
BOE's Appraisal (Frank Lorenz \$270,000)	
Owner: Fifth City Industrial Promotion Corp. 3219 W. 5 <sup>th</sup> Ave PIN 16-14-213-014	
BOE Appraisal (David DuBois, \$20,300)	\$20,300
Owner: Yahya Hussain 3218 W. Jackson Blvd. PIN 16-14-213-015	
BOE Appraisal (David DuBois, \$25,700)	
Owner's Appraisal (Amer Chaudhry, \$35,000)	\$30,000
Owner: Fifth City Industrial Promotion Corp. 200 S. Kedzie Ave. PIN 16-14-213-016	
BOE Appraisal (David DuBois, \$245,000)	<u>\$245,000</u>
<b>TOTAL</b>	<b>\$295,300</b>

**PURPOSE/USE:** To acquire property for the construction of Marshall/Faraday Campus Park.

**AUTHORIZATION:** Such other conditions as deemed necessary by the General Counsel for the Board. Authorize the Comptroller to issue 3 checks in the amounts of \$20,300; \$30,000 and \$245,000 (totaling \$295,300) 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: \$295,300 Fiscal Year: 2003  
Budget Classification No: 1470-454-000-9311-5710  
Source of Funds: Capital Improvement

**GENERAL CONDITIONS:**

Inspector General - Each party to the agreement shall acknowledge that, in accordance with 105 ILSC 5/34-13.1, the Inspector General of the Board of Trustees 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.

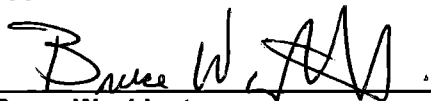
Conflicts: The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILSC 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their 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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**Bruce Washington**  
**Acting Chief Operating Officer**

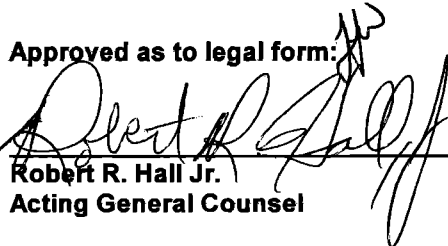
**Approved:**

  
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**Arne Duncan**  
**Chief Executive Officer**

**Within Appropriation:**

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

**Approved as to legal form:**

  
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**Robert R. Hall Jr.**  
**Acting General Counsel**