

June 23, 2021

**AUTHORIZE PAYMENT OF CONDEMNATION AWARD FOR THE
ACQUISITION OF THE PROPERTY AT 7345-51 S. HOYNE
FOR THE SOUTHSIDE OCCUPATIONAL HIGH SCHOOL**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

On May 27, 2020, the Board adopted Resolution Number 20-0527-RS9 designating and authorizing the acquisition of the property at 7345-51 S. Hoyne ("Property") for use by the Southside Occupational High School, a transition center for students ages 16-22 with disabilities. The Property is three (3) vacant lots located across the street from the School. The Property will be used by students for educational, social, and vocational training.

The Board filed condemnation to acquire the Property because the Owner could not convey clear title. The purpose of this Board Report is to authorize the payment of the condemnation award to be paid for the Property in the amount of \$19,500. Information pertinent to the acquisition is as follows:

OWNER: Sahli Enterprises, Inc.
c/o Michael Sahli
17 W 300 22nd Street #200
Oakbrook Terrace, Illinois 60181

PROPERTY: Three contiguous vacant lots totaling 9,338 square feet in the West Englewood Community. The Property is zoned RS2 Single Family Residential District. Legal description for the Property is attached Exhibit A.

PIN: 20-30-121-019, 020 and 021-0000

USE: Southside Occupational is a transition center for students with special needs ages 16-22. 100% of the students are diverse learners. School provides individualized education and training to enable students with intellectual and developmental disabilities find employment in retail, grocery, office, culinary, hospitality, laundry, carpentry, and manufacturing and to live independently. Acquiring the Property will provide the students with additional educational and vocational programs including horticulture and nutrition.

APPRAISAL: For the Board of Education:
KMD Valuation: Group LLC \$19,500

AWARD: \$19,500

AUTHORIZATION: Authorize payment of the condemnation award for the Property in the amount of \$19,500. Authorize the General Counsel or his designee to include other relevant terms and conditions in the Final Judgment Order and to execute all ancillary and related documents to complete the acquisition of the Property. Authorize the Comptroller to issue a check to the Treasurer of Cook County for \$19,500 for the acquisition of the Property by condemnation.

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: None. Local School Council is not applicable to this report.

FINANCIAL: Charge to Operations Department: \$19,500
Budget Classification No.: 11910.230.57705.254903.000000.2022
Fiscal Year: 2022
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.

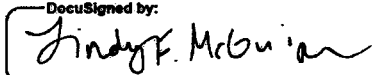
Indebtedness – The Board’s Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time shall be incorporated into and made a part of the agreement.

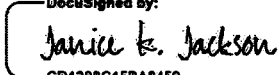
Ethics – The Board’s Ethics Code adopted May 25, 2011 (11-0525-PO2), as amended from time to time, shall be incorporated into and made a part of the agreement.

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:

Approved:

DocuSigned by:

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Lindy F. McGuire
Interim Chief Operating Officer

DocuSigned by:

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Janice K. Jackson, Ed. D.
Chief Executive Officer

Approved as to Legal Form: 

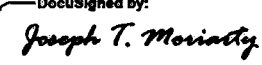
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Joseph T. Moriarty
General Counsel

EXHIBIT A

**PROPERTY AND LEGAL DESCRIPTION
Subject to Final Survey and Title Commitment**

LEGAL DESCRIPTION OF PROPERTY:

LOTS 28, 29 AND 30 IN BLOCK 10 IN HERRON'S SUBDIVISION OF THE 50 ACRES IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:

7345-7351 S. HOYNE CHICAGO ILLINOIS

PROPERTY IDENTIFICATION NUMBER:

20-30-121-019-0000, 20-30-121-020-0000, 20-30-121-021-0000