



Board of Education

Office of the Board
1 North Dearborn Street
Suite 950
Chicago, IL 60602

Board Report

25-0626-OP3

Agenda Date: 6/26/2025

AUTHORIZATION TO ACQUIRE PROPERTY FOR THE CONSTRUCTION OF A GYMNASIUM ANNEX FOR JOHN T. McCUTCHEON STEAM ELEMENTARY SCHOOL

THE INTERIM SUPERINTENDENT/CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Authorize the acquisition of a perpetual easement, temporary construction easement ("Easements") and reversionary interest (the "Property") from the Boys & Girls Clubs of Chicago for the property located at 943 West Castlewood Terrace, Chicago, Illinois, as legally described on Exhibit A attached hereto for the construction of a gymnasium annex for John T. McCutcheon STEAM Elementary School. Information pertinent to the acquisition is as follows:

GRANTOR: Boys & Girls Clubs of Chicago, an nonprofit corporation
2102 W. Monroe Street, Chicago, IL 60612

PREMISES: 941-943 West Castlewood Terrace, Chicago, IL
Part of PIN: 14-08-418-001-0000 and 14-08-418-002-0000.

PURCHASE PRICE: \$575,000

USE: A portion of Castlewood Terrace, located between McCutcheon School and the Boys and Girls Club, must be vacated ("Street Vacation") to accommodate the construction of the gymnasium annex. The utilities under Castlewood Terrace must be relocated for the Street Vacation. The Property will be used by the Board, public utilities and the City of Chicago to relocate subterranean utilities that are currently installed under Castlewood Terrace. The acquisition also includes a temporary construction easement and the Grantor's reversionary interest in Castlewood Terrace to effectuate the Street Vacation and construction of the gymnasium annex.

APPRAISAL: The Board obtained an appraisal for the Property and the fair market value is estimated to be \$575,000.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written Purchase and Easement Agreements, including reciprocal indemnification provisions, and execute all ancillary documents required to administer or effectuate the purchase and acquisition of the Easements and the Street Vacation. Authorize the President and Secretary to execute the Purchase and Easement Agreements and such other documents as are necessary for the purpose of accepting, acquiring title, and taking possession of the Easements and reversionary interest in Castlewood Terrace from the Boys & Girls Clubs of Chicago. Authorize the Controller to issue a check to Boys & Girls Clubs of Chicago for \$575,000 for the purchase of the Easements and reversionary interest in Castlewood Terrace.

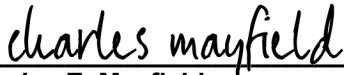
AFFIRMATIVE ACTION: Exempt.

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


FINANCIAL: Charge to Capital: \$575,000.
Source of Funds: Capital Improvement 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 E. Mayfield
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Chief Operating Officer

Approved:

Signed by:

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

Approved as to legal form: 


DocuSigned by:

Ruchi Verma
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General Counsel

EXHIBIT A**PROPERTY INTERESTS TO BE ACQUIRED FOR THE CONSTRUCTION OF MCCUTHEON ANNEX:**

Parcel 1: A permanent easement running with the land over the following property for the purpose of installing, locating, relocating, constructing, operating, maintaining and replacing utilities.

LEGAL DESCRIPTION:

THE NORTH 40 FEET OF LOTS 43, 44 AND 45 IN CASTLEWOOD, BEING A SUBDIVISION OF ALL THAT PART OF LOT 4 IN FUSSEY AND FENNIMORES SUBDIVISION OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF SHERIDAN ROAD AND NORTH OF THE NORTH LINE OF THE SOUTH 5.20 CHAINS OF SAID SECTION 8, IN COOK COUNTY, ILLINOIS.

Parcel 2:

TEMPORARY CONSTRUCTION EASEMENT: An exclusive temporary easement for construction staging and the storage of construction equipment and materials, commencing when grantee provides written notice to grantor and terminating two years thereafter.

LEGAL DESCRIPTION:

LOTS 43, 44 AND 45, except the north 40 feet thereof, IN CASTLEWOOD, BEING A SUBDIVISION OF ALL THAT PART OF LOT 4 IN FUSSEY AND FENNIMORES SUBDIVISION OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF SHERIDAN ROAD AND NORTH OF THE NORTH LINE OF THE SOUTH 5.20 CHAINS OF SAID SECTION 8, IN COOK COUNTY, ILLINOIS.

Parcel 3: The grantee's reversionary interest in the south half of Castlewood Terrace adjoining lots 43, 44 and 45, aforesaid.

PROPERTY INDEX NUMBER:

14-08-418-001-0000

14-08-418-002-0000

COMMON ADDRESS:

941-943 W. CASTLEWOOD TERRACE, CHICAGO, ILLINOIS 60640

LEGAL DESCRIPTIONS MAY BE MODIFIED UPON THE RECEIPT OF THE FINAL SITE/CONSTRUCTION PLANS, SURVEY AND TITLE.