



Chicago Park District

Legislation Text

File #: 20-1246-1202, Version: 1

AUTHORITY FOR THE ADOPTION OF A RESOLUTION TO LEASE PROPERTY WITHIN RIIS (JACOB) PARK (PARK#123) AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO BOARD OF EDUCATION FOR THE CONSTRUCTION OF A NEW SCHOOL BUILDING AND USE OF THE NEW FACILITIES

To the Honorable Board of Commissioners of the Chicago Park District

I. Recommendation

It is recommended that the General Superintendent and CEO or his designee to approve the lease of property and improvements to such property to the Board of Education for the construction of a new school and use of facilities by the Park District located at 6100 West Fullerton Avenue, known as Riis (Jacob) Park (#123).

II. Agreement Information

Lessor: Chicago Park District
541 N. Fairbanks Ct
Chicago, IL 60611

Transaction: Ground Lease-Intergovernmental Property Transfer in accordance with 50ILCS 605/2(a) of the Local Government Transfer Act

Lessee: Chicago Board of Education
42 West Madison Street, 3rd Floor
Chicago, IL 60603

Granting Instrument: Ground Lease

Authorization: Authorize the General Superintendent to negotiate, enter into, the ground lease and perform any and all acts as shall be necessary or advisable in connection with the transaction described herein, including compliance with existing easements, if any, filing of street and alley vacation or dedication applications, plats of dedication, and other applicable requirements. Authorize the General Counsel to include other relevant terms and conditions in the written agreements, amendments and other instruments. Authorize the General Superintendent to execute the Agreement and the Secretary to attest as to the signing of the Agreement and keep an original copy of the Agreement on file.

III. Explanation

The Chicago Park District owns property bounded by North Meade Avenue, West Fullerton Avenue, North Narragansett Avenue, and West Wrightwood Avenue, more commonly referred to as Riis (Jacob) Park (#123) located in the Belmont-Cragin Community. The

Park District proposes to ground lease a portion of this property, approximately 3-acres, to the Chicago Board of Education, for the purposes of constructing a three-story academic wing and a two story gym with a total building area of approximately 90,000 square feet to accommodate approximately 690 students from the community.

The proposed building is fully funded by the Chicago Board of Education and includes improvements to the fieldhouse that include a shared-used gymnasium with office and equipment storage and a new ADA accessible elevator serving all levels of the fieldhouse. Other site improvements include dedicated staff parking, replacement of the playground and other site improvements associated with the development of the school. The Park District would share use of the gym space and coordinate programming with the school.

The proposed school building is made possible by a 40-year ground lease with one renewal options. The Chicago Board of Education will pay the Park District a One-dollar (\$1.00) rental payment. The Park District would retain ownership of the land and can exercise termination with cause in the event that the school ceases to operate.

IV. General Conditions

- 1) *Conflicts:* The Agreement shall not be legally binding on the Chicago Park District if entered into in violation of the provisions of 50 ILCS 105, the Public Officer Prohibited Activities Act.
- 2) *Ethics:* The Chicago Park District's Ethics Code, Chapter III of the Code of the Chicago Park District, shall be incorporated into and made part of the agreement.
- 3) *Contingent Liability:* Any agreement lawfully entered into for a period of more than one year shall be executory only for the amounts for which the Park District may become liable in succeeding fiscal years pursuant to Section 17(i) of the Chicago Park District Act, 70 ILCS 1505/17(i). All agreements authorized herein shall contain a clause that any expenditure beyond the current fiscal year is subject to appropriation in the subsequent fiscal year budget.