

January 25, 2017

**TRANSFER OF TITLE TO 7401 S. CHAPPELL AVENUE (FORMER BOUCHET ANNEX)  
TO THE CITY OF CHICAGO ("CITY") FOR AN  
INFORMATION TECHNOLOGY, JOB TRAINING SERVICE AND EMPLOYMENT CENTER**

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

That the Board requests the City of Chicago in Trust for Use of Schools transfer title of the former Bouchet Annex located at 7401 S. Chappell to the City of Chicago to be repurposed and converted to an information technology, job training service and employment center. Information pertinent to this transfer is stated below.

**TRANSFeree:**

City of Chicago  
121 N. LaSalle Street  
Chicago, IL 60602

**CITY CONTACT:**

Lindy F. McGuire  
Phone: 312 744-1766

**PROPERTY INFORMATION, LEGAL DESCRIPTION & PIN:** See the attached Exhibit A.

**RECOMMENDATION:** The former Bouchet Annex ("Property") has been closed and vacant for over ten years. The Property is a three-story 24,600 square foot building on an 8,250 square foot site in South Shore. The building is in poor condition. The current opinion of its fair market value is \$70,000 to \$90,000.

The closed Property is not needed for school purposes. The Property was declared surplus and advertised for sale twice in 2013. No bids were received.

Two established not-for-profit 501(c) 3 organizations, 1647 Blue and Leave No Veteran Behind ("LVNB") and the City have requested the Property be transferred to the City for the purpose of converting it to an information technology, job training, service and employment center that will provide educational and economic, training, employment and job opportunities for veterans and disengaged youth in the South Shore community.

The Property is being transferred to the City pursuant to the Local Government Property Transfer Act (50 ILCS 605/0.01 et. seq.). The unused vacant building will serve a public purpose by providing educational, training, economic and employment opportunities for veterans and disengaged youth. In addition, the transfer of the Property will relieve the Board of its maintenance responsibilities. The Property is to be conveyed in "As-Is-Where Is" condition. The deed shall provide that the Board is to be released and discharged from any and all responsibility or liability with respect to the Property's physical, structural or environmental condition.

**AUTHORIZATION:** Authorize the City of Chicago, in Trust for Use of Schools and/or the PBC, as necessary, to issue deeds in favor of the City. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel, the Chief Operating Officer or Chief Facilities Officer to execute any and all ancillary documents required to administer or effectuate this transfer.

**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Local School Council approval is not applicable to this transaction.

**FINANCIAL:** \$1.00.

**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-P03), as amended from time to time, shall be incorporated into and made a part of the agreement.

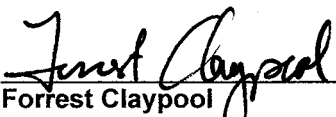
Ethics – The Board's Ethics Code adopted May 25, 2011 (11-0525-P02), as amended from time to time, shall be incorporated into and made a part of the agreement.


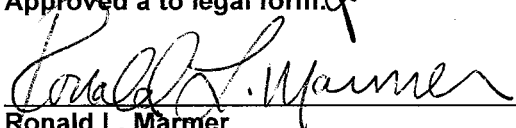
Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

**Approved for Consideration:**

**Approved:**

  
\_\_\_\_\_  
Mary DeRuntz  
Chief of Capital Improvement

  
\_\_\_\_\_  
Forrest Claypool  
Chief Executive Officer

Approved a to legal form:   
  
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Ronald L. Marmor  
General Counsel

17-0125-OP1

**EXHIBIT A  
(FORMER BOUCHET ANNEX)**

**PROPERTY COMMON ADDRESS:**

7401 S. Chappell Avenue, Chicago, IL 60649

**PIN:** 20-25-222-001-0000

**LEGAL DESCRIPTION:**

THE NORTH 75 FEET OF LOT 1 IN FRANKS ADDITION TO SOUTH SHORE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**The Board may modify the legal description and authorization provision above if necessary upon receipt of a title commitment and survey.**