

**APPROVE ENTERING INTO AN INTERGOVERNMENTAL USE AGREEMENT WITH THE
CHICAGO PARK DISTRICT IN CONNECTION WITH THE CONSTRUCTION AND USE
OF ATHLETIC FACILITIES AT WEST CHATHAM PARK**

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into an Intergovernmental Use Agreement ("IGA") with the Chicago Park District ("CPD") for the CPD to undertake a project to construct a new soccer/football field and baseball field and replace an existing natural grass softball field at West Chatham Park and to authorize the Board of Education of the City of Chicago ("Board") to contribute up to \$3,000,000 to the CPD for the construction, use, maintenance and repair of the fields. The Intergovernmental Use Agreement between the Board and CPD for the joint use of the Athletic Facilities is currently being negotiated. The authority granted herein shall automatically rescind in the event the Intergovernmental Use Agreement is not executed within 120 days of the date of this Board Report. Information pertinent to the Intergovernmental Use Agreement stated as follows.

PARTIES:	Board of Education of the City of Chicago	Chicago Park District
	42 W. Madison Street	541 N. Fairbanks
	Chicago, IL 60602	Chicago, IL 60611
	Contact: Chief Operating Officer	Contact: General Superintendent
	Phone: 773-553-2900	Phone: 312-742-4500

PROJECT DESCRIPTION: The Chicago Park District owns West Chatham Park, described on Exhibit A ("CPD Property") attached hereto. The Board has agreed to provide funding to CPD for the construction of a new soccer/football field and baseball field and replace an existing natural grass softball field as shown on Exhibit B ("Athletic Facilities") on a portion of the CPD Property for use by Simeon High School. CPD has agreed to construct, maintain and to enter into a twenty (20) year non-revocable IGA with the Board for joint use of the Athletic Facilities.

PREMISES: Approximately 3.8 acres of the land described on Exhibit A attached hereto.

RESPONSIBILITIES OF PARTIES AND USE OF PREMISES: Under the Intergovernmental Use Agreement, CPD and the Board will have joint use of the Athletic Facilities for twenty (20) years, however the Board shall have first priority to use the Athletic Facilities during school hours and mutually agreed on after school hours for School related or sponsored programs, practices, interscholastic competitions and intramural games, which may be scheduled on weekends, or such other hours as agreed to by the Board's Chief Administrative Officer. The Board shall not be required to obtain a permit or pay a fee for its use of the Athletic Facilities. CPD will be responsible for construction, maintenance and all costs related to the use and operation of the Athletic Facilities. The Board shall have the right, but not the obligation, to maintain the Athletic Facilities shown on Exhibit B, if necessary due to maintenance falling below the accepted standard for such Facilities, and to seek reimbursement for those costs from the CPD.

TERM: The term of the non-revocable Intergovernmental Use Agreement shall commence on the date the agreement is signed and shall end twenty (20) years thereafter.

CONCESSIONS/TICKETS: The Board shall have the right to control and operate all ticket sales and field concessions during the Board's priority use and shall receive any and all payments due or which shall become due during that time. The CPD shall have the right to control and operate all ticket sales and field concessions during such times when the Board does not have priority use and the CPD is responsible for the scheduling of events.

INSURANCE/INDEMNIFICATION: Insurance and indemnification provisions shall be negotiated by the General Counsel.

AUTHORIZATION: Authorize the President and the Secretary to execute any and all documents required to effectuate the twenty (20) year Intergovernmental Use Agreement. Authorize the Chief Administrative Officer and Chief of Capital Improvements to (1.) negotiate the final terms and conditions of the Intergovernmental Use Agreement; and (2.) to execute any and all ancillary documents required to administer or effectuate the Intergovernmental Use Agreement. Authorize the General Counsel to include other relevant terms and conditions, including indemnification, in the Intergovernmental Use Agreement as may be required to construct and use the new Athletic Facilities.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: Charge to Operations: \$3,000,000
Source of Funds: Capital Funds

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 June 23, 2004 (04-0623-PO4), as amended from time to time shall be incorporated into and made a part of the agreement.

Contingent Liability – The agreements 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:




Jorge Macias
Chief Administrative Officer

Approved:



Forrest Claypool
Chief Executive Officer

Approved as to legal form:



Ronald L. Marmer
General Counsel

EXHIBIT A

BOUNDARY DESCRIPTION OF THE CHICAGO PARK DISTRICT'S LAND TO BE SUBJECT TO THE FIFTY (50) YEAR NON-REVOCABLE INTERGOVERNMENTAL USE AGREEMENT WITH THE CHICAGO BOARD OF EDUCATION FOR THE CONSTRUCTION AND USE OF ATHLETIC FACILITIES TO BE CONSTRUCTED BY THE PARK DISTRICT FOR JOINT USE BY SIMEON HIGH SCHOOL

COMMONLY KNOWN AS: 8223 S PRINCETON AVENUE – WEST CHATHAM PARK

AREA: 165,528 SQ. FT. = 3.8 ACRES OF WEST CHATHAM PARK

**BOUNDARY DESCRIPTION AND ACREAGE MAYBE MODIFIED
UPON RECEIPT OF FINAL SURVEY AND SITE PLANS**

PARCEL 1:

THE SOUTH 366 FEET OF THE WEST HALF (EXCEPT THE EAST 33 FEET, ALSO EXCEPTING THE SOUTH 291 FEET OF THE WEST 418.50 FEET THEREOF, AND ALSO EXCEPTING THE WEST 410.5 FEET OF THE NORTH 75 FEET NORTH OF AND ADJOINING THE SOUTH 291 FEET THEREOF) OF THE SOUTH 23 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THE FOREGOING PREMISES THE SOUTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

THE EAST 33 FEET OF THE SOUTH 366 FEET OF THE WEST HALF OF THE SOUTH 23 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THE FOREGOING PREMISES THE SOUTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

THE NORTH 7.00 FEET OF THE SOUTH 291.00 FEET OF THE WEST 418.50 FEET OF THE WEST HALF OF THE SOUTH 23 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 4:

THE SOUTH 23 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR STREETS AND EXCEPT THE SOUTH 291 FEET OF THE WEST 418.50 FEET) AND (EXCEPT THE SOUTH 366 FEET LYING EAST OF THE WEST 418.5 FEET) AND (EXCEPT TRIANGLE COMMENCING IN THE EAST LINE OF THE SOUTH 23 ACRES 476 FEET NORTH OF SOUTH LINE THENCE SOUTH ALONG EAST LINE 110 FEET; THENCE WEST PARALLEL TO SOUTH LINE 25 FEET; THENCE NORTHEASTERLY 112.8 FEET TO POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS

PINS

20-33-224-010-0000

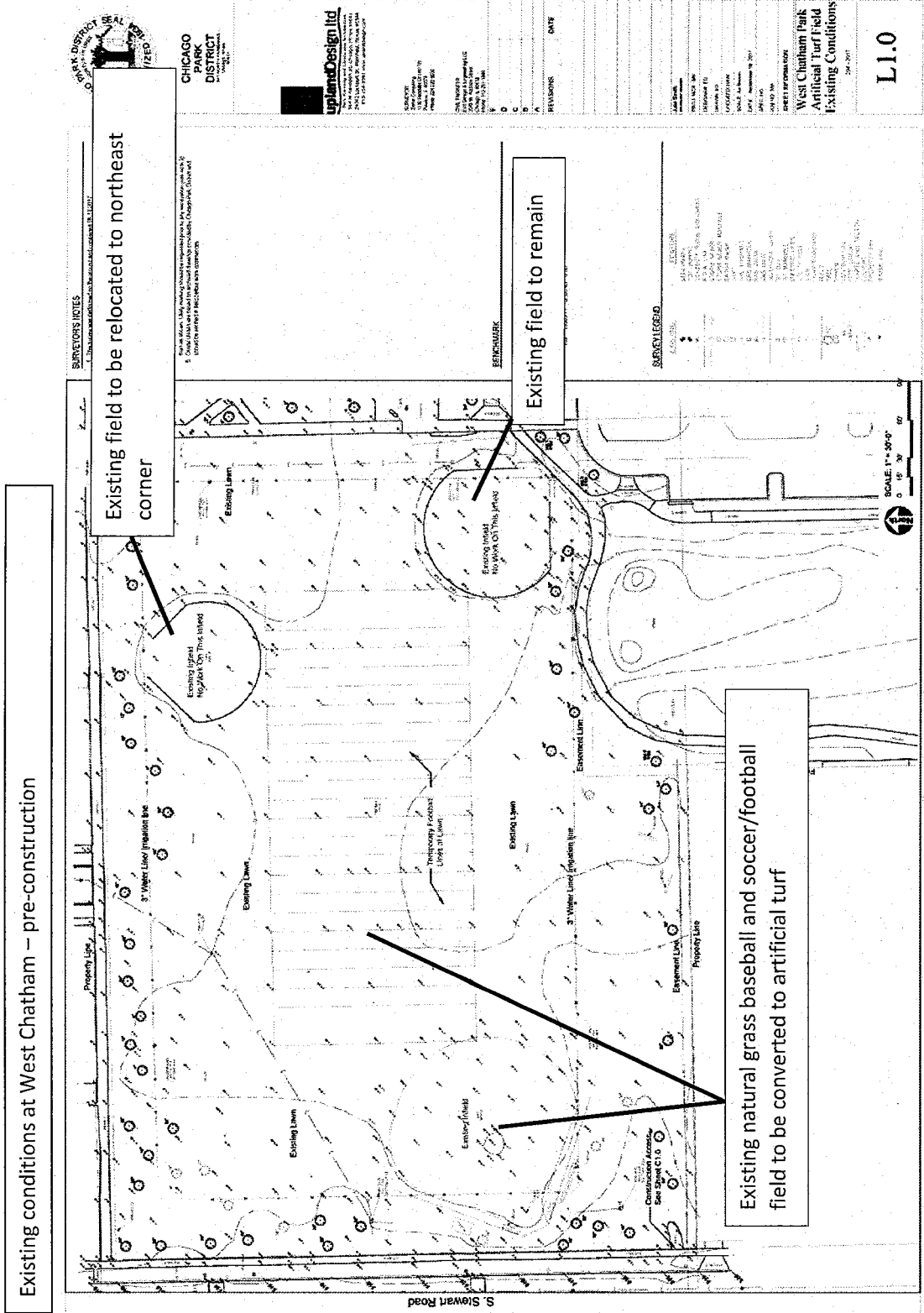
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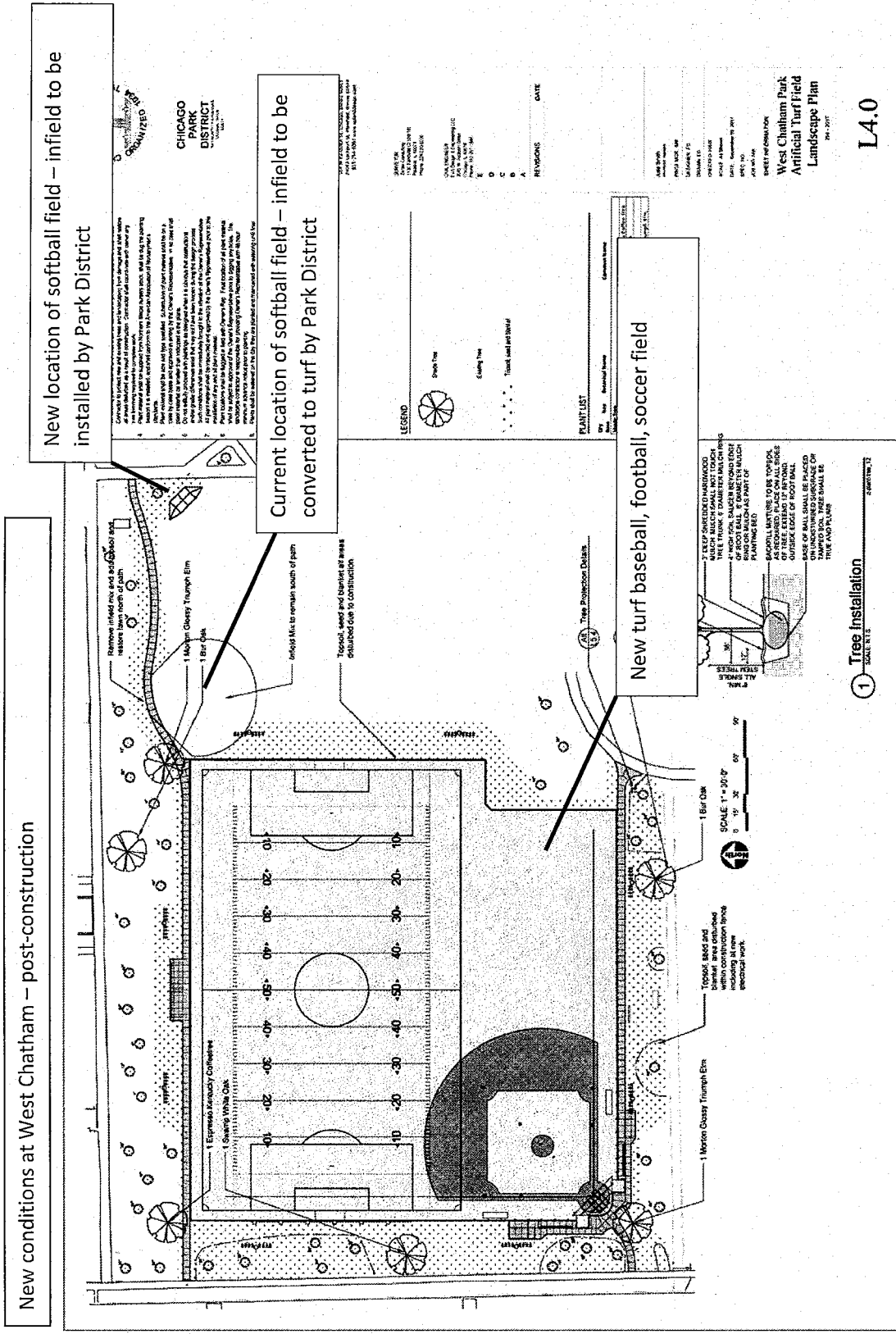
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EXHIBIT B

SITE PLAN FOR
WEST CHATHAM PARK ATHLETIC FACILITIES

SEE ATTACHED





New conditions at West Chatham - post-construction

New location of softball field - infield to be installed by Park District

Current location of softball field - infield to be converted to turf by Park District

New turf baseball, football, soccer field

1. Remove infield area and subgrade and install new subgrade for softball field.
2. Install new infield for softball field.
3. Install new infield for softball field.
4. Install new infield for softball field.
5. Install new infield for softball field.
6. Install new infield for softball field.
7. Install new infield for softball field.
8. Install new infield for softball field.
9. Install new infield for softball field.
10. Install new infield for softball field.

Remove infield area and subgrade and install new subgrade for softball field.

Infield pits to remain south of path

Topsoil, seed and fertilizer are areas established due to construction

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1 Bir Oak

1 Morton Quercus Triumph Em

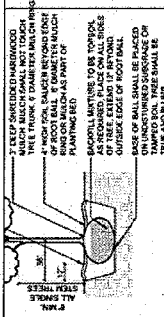
1 Spanish White Oak

LEGEND



PLANT LIST

Qty	Tree	Material Name	Comments



1 Tree Installation

1. KEEP UNDEVELOPED AREAS OPEN TO THE PUBLIC & MAINTAIN ALL OPEN AREAS AS MUCH AS POSSIBLE. THIS INCLUDES THE SOIL AND MULCH PLANTING BED.

2. KEEP UNDEVELOPED AREAS OPEN TO THE PUBLIC & MAINTAIN ALL OPEN AREAS AS MUCH AS POSSIBLE. THIS INCLUDES THE SOIL AND MULCH PLANTING BED.

3. SOIL LAYERS TO BE TOPSOIL, SEED, FERTILIZER, AND MULCH. THE SOIL SHOULD BE AT LEAST 12" DEEP AND EXTEND TO THE OUTSIDE EDGE OF FOOTBALL FIELD.

4. MULCH SHOULD BE AT LEAST 2" DEEP AND EXTEND TO THE OUTSIDE EDGE OF FOOTBALL FIELD.

5. TREE SHALL BE PLANTED ON UNCOMPACTED SUBGRADE ON TOP OF SOIL.

6. TREE SHALL BE PLANTED ON TOP OF SOIL.

CHICAGO PARK DISTRICT



DATE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. 17-1206-OP21
SHEET NO. L4.0
DATE 10/20/2017
DRAWN BY [Name]
CHECKED BY [Name]

L4.0

West Chatham Park Artificial Turf Field Landscape Plan