

December 18, 2025

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY LOCATED AT  
200 EAST 99<sup>th</sup> STREET (FORMER SHEDD ELEMENTARY SCHOOL)**

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

That the Board request the Public Building Commission of Chicago ("PBC") and/or the City of Chicago ("City") convey to Peace for Preston Foundation, an Illinois not-for-profit corporation ("Purchaser"), the former John G. Shedd Elementary School site located at 200 East 99th Street, Chicago, Illinois ("Property") as further described herein. The Offer to Purchase Real Estate contained in the bid solicitation, which has been executed by the Purchaser, will convert to a contract upon acceptance and execution by the Board. Information pertinent to this agreement is stated below.

**LEGAL DESCRIPTION, PIN AND USE RESTRICTIONS:** See the attached Exhibit A.

**BID INFORMATION:** In accordance with 105 ILCS 5/34-21, the Property was advertised for sale from March 14, 2025, through May 30, 2025. Bids were due by 4:00 p.m. on May 30, 2025, and were opened on the same date. One bid was received for the Property from Peace for Preston Foundation, in the following amount:

<u>Bidder</u>	<u>Offer</u>
Peace for Preston Foundation	\$25,000.00

The Purchaser proposes redeveloping the building for use as a community center that offers access to safe and equitable resources such as youth recreational programming, educational programming, youth mentoring and counseling, mental health support, job readiness and vocational training, wellness programs and access to health care support, as well as GED and financial literacy courses. The Purchaser also proposes offering after school and summer programs to youth.

**APPRAISAL:** An appraisal of the Property was conducted by the Board indicating an estimated fair market value of:

<u>Appraiser</u>	<u>Estimated Market Value</u>
Zimmerman Real Estate Group, Ltd.	\$105,000

**RECOMMENDATION:** The Property is not needed for administrative or educational purposes. The Property previously housed John G. Elementary School, and was most recently utilized as a branch of Bennett Elementary School until 2013. The sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21.

The bid solicitation included a requirement that all or a portion of the Property be used for one or more of the following uses: first responder training, development and support; youth recreational programming during non-school hours; educational programming and support during non-school hours; youth mentoring and/or counseling programs; job readiness, employment, vocational training and workforce development; and GED and financial literacy classes. The bid solicitation also included a use restriction, prohibiting the property from being used as a K-12 Charter School or for the sale or manufacturing of liquor or tobacco products. The PBC and/or the City shall include a restrictive covenant in the deed containing these restrictions. Title to the Property will revert back to the City of Chicago, in Trust for Use of Schools as legal title holder of record for the benefit of the Board if this restriction is breached without the Chief Operating Officer's prior written approval. The Property shall be sold in "As Is Where Is."

The appraisal and the bid received were reviewed and it is recommended that the following bid be accepted:

Name:	Peace for Preston Foundation
Address:	1720 E 87th Street, Chicago, Illinois 60617

Contact: Dionne Mhoon, 312-709-2749  
Amount: \$25,000

**AUTHORIZATION:** Authorize the President and Secretary to execute the Offer to Purchase agreement and to modify the legal description if necessary, upon receipt of a title commitment and survey. Authorize the PBC and/or the City to issue a deed in favor of the Purchaser. Authorize the General Counsel to take any and all actions required to effectuate this transaction. Authorize the General Counsel and Chief Operating Officer to execute any and all ancillary documents required to administer or effectuate this transaction.


**AFFIRMATIVE ACTION:** Exempt.

**LSC REVIEW:** Is not applicable to this transaction.


**FINANCIAL:** Proceeds (Purchaser's bid price, less closing costs and seller's brokerage fee) to be credited to the Capital Asset 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:  
  
FF57B76ABC90427...  
Charles Mayfield  
Chief Operating Officer

**Approved:**

Signed by:  
  
1406F92741F44F8...  
Macqueline King, Ed.D  
Interim Superintendent/Chief Executive Officer

**Approved as to Legal Form:**

  
Signed by:  
  
974F0DEB7385497...  
Elizabeth K. Barton  
Acting General Counsel

**EXHIBIT A**

**PROPERTY OFFERED FOR SALE  
THE BOARD RESERVES THE RIGHT TO MAKE CHANGES, AS NECESSARY.**

**PROPERTY:** FORMER SHEDD SCHOOL

**ADDRESS:** 200 E 99TH ST, CHICAGO, IL 60628

**PINs:** 25-10-122-001-0000

**LEGAL DESCRIPTION:**

LOTS 1 TO 40, IN BLOCK 17, SECOND ROSELAND HEIGHTS SUBDIVISION OF THE EAST  $\frac{3}{4}$  OF THE NORTH WEST  $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND VACATED ALLEY, IN COOK COUNTY, ILLINOIS.

\*Note: Any parts of alleys adjacent to the Property and not owned by the Board are not a part of this bid solicitation.

**USE RESTRICTION:**

ALL OR A PORTION OF THE SITE OR BUILDING MUST BE USED FOR ONE OR MORE OF THE FOLLOWING PURPOSES:

- (1) FIRST RESPONDER TRAINING, DEVELOPMENT AND SUPPORT [INCLUDING POLICE, FIRE-FIGHTER, EMERGENCY MEDICAL TECHNICIAN (EMT), PARAMEDIC, NURSE, FIRST AID AND RELATED SERVICES];
  - (2) YOUTH RECREATIONAL PROGRAMMING DURING NON-SCHOOL HOURS;
  - (3) EDUCATIONAL PROGRAMMING AND SUPPORT DURING NON-SCHOOL HOURS;
  - (4) YOUTH MENTORING AND/OR COUNSELING PROGRAMMING;
  - (5) JOB READINESS, EMPLOYMENT, VOCATIONAL TRAINING and WORKFORCE DEVELOPMENT;
  - (6) GED AND FINANCIAL LITERACY CLASSES.
- IN ADDITION:

THE PROPERTY MAY NOT BE USED FOR:

- (1) THE SALE OR MANUFACTURING OF LIQUOR OR TOBACCO PRODUCTS, OR
- (2) K-12 CHARTER OR SCHOOL.

THE DEED FOR THE PROPERTY WILL INCLUDE THIS USE RESTRICTION. TITLE TO THE PROPERTY WILL REVERT BACK TO THE CITY OF CHICAGO, IN TRUST FOR USE OF SCHOOLS, AS LEGAL TITLE HOLDER OF RECORD FOR THE BENEFIT OF THE BOARD IF THIS RESTRICTION IS BREACHED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BOARD'S CHIEF OPERATING OFFICER.

AS A CONTRACTUAL REQUIREMENT, GRANTEE ACKNOWLEDGES THAT IT SHALL BE REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY OR TO DEMOLISH THE IMPROVEMENTS ON THE PROPERTY WITHIN FIVE (5) YEARS OF THE DATE OF THE DEED UNLESS THIS REQUIREMENT IS WAIVED OR EXTENDED BY THE CHIEF OPERATING OFFICER OF THE BOARD. IN THE EVENT THIS REQUIREMENT IS NOT FULFILLED OR WAIVED, THE BOARD RESERVES THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION, TO RE-ENTER THE PROPERTY AND TO RECLAIM TITLE AND POSSESSION THEREOF.