

January 29, 2026

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF PROPERTY LOCATED AT
2221 SOUTH LAWNDALE AVENUE
(FORMER IGNACE PADEREWSKI 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 the highest and best responsible bidder as determined by the Board, the former Ignace Paderewski Elementary School site located at 2221 South Lawndale Avenue, 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. Three bids were received for the Property from the following parties and in the following amounts:

<u>Bidder:</u>	<u>Amount:</u>
Healing Hands Resource Center	\$50,000.00
The Resurrection Project	\$50,001.00
P3 Markets LLC	\$55,500.00

Healing Hands Resource Center proposes to repurpose the building as a center providing integrated clinical services, a food pantry, and creative arts center. The Resurrection Project plans to redevelop the site with an 85-unit affordable senior living facility containing senior social and support services. P3 Markets LLC plans to redevelop the site with an 86-unit affordable housing development with a free-standing community center providing childcare services and youth entrepreneurial programming.

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

<u>Appraiser:</u>	<u>Estimated Disposition Value:</u>
KMD Valuation Group:	\$25,000 - \$30,000

RECOMMENDATION: The Property is not needed for administrative or educational purposes. The Property previously housed Ignace Paderewski Elementary School, which closed in 2013. The sale of the Property is in the best interests of the Board in accordance with 105 ILCS 5/34-21.

The PBC and/or the City shall include a restrictive covenant in the deed prohibiting the Property from being used as K-12 Charter school or for the sale or manufacturing of liquor or tobacco products. The deed to the title will include 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" condition. The deed shall provide the Board, the PBC and City shall be released and discharged from any and all future responsibility and liability relating to the Property's physical and environmental condition.

The bids received were reviewed and it is recommended that the following bid be accepted as the highest and best responsible bid:

Name:	P3 Markets LLC
Address:	266 E 43rd St., Chicago, IL
Contact:	Phillip L. Beckham III
Amount:	\$55,500

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.

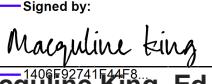
GENERAL CONDITIONS: The agreement shall contain general conditions including but not limited to the following: Inspector General provision, in accordance with 105 ILCS 5/34-13.1; Conflicts provision, in accordance with 105 ILCS 5/34-21.3; Indebtedness provision, in accordance with the Board's Indebtedness 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:

Charles Mayfield
EE57B76AB60427
Chief Operating Officer

Approved:

Signed by:

Macqueline King, Ed.D
1406F592741F44F8
Interim Superintendent/Chief Executive Officer

Approved as to Legal Form: 

Signed by:

Elizabeth K. Barton
974F0DEB7385497
Acting General Counsel

EXHIBIT A

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

PROPERTY: FORMER PADEREWSKI SCHOOL

ADDRESS: 2221 S LAWNDALE AVE, CHICAGO, IL 60623

PINs: 16-26-106-010-0000

LEGAL DESCRIPTION:

THE WEST 1 FOOT OF LOT 6 AND ALL OF LOTS 7 TO 11, BOTH INCLUSIVE AND ALL OF LOT A IN BLOCK 7 IN MILLARD AND DECKER'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND VACATED ALLEY.

*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:

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.