

**PUBLIC UNIVERSITY
NONINSTRUCTIONAL CAPITAL PROJECT APPROVAL**

Submitted for: Action.

Summary: This item recommends approval of the following public university noninstructional capital project:

Chicago State University
Property Acquisition
Chicago, IL

\$ 110,000

Action Requested: That the Illinois Board of Higher Education approve the noninstructional capital project described in this item.

STATE OF ILLINOIS
ILLINOIS BOARD OF HIGHER EDUCATION

**PUBLIC UNIVERSITY
NONINSTRUCTIONAL CAPITAL PROJECT APPROVAL**

At its February 6, 2007 meeting, the Board of Higher Education approved the noninstructional capital project requested by Chicago State University to acquire 13 vacant lots, measuring 42,865 square feet, between the 9700 and 9800 blocks of Maryland and Cottage Grove Avenue in Chicago, Illinois to provide parking for the new Convocation Center, the campus community in general, and commuters. Chicago State University is now requesting IBHE approval to acquire three additional lots in the same location for the same purpose. This noninstructional capital project, and its associated financing plan, has been reviewed and approved by the institution's Board of Trustees.

<u>Institution/Project</u>	<u>Total Estimated Cost</u>
Chicago State University Property Acquisition, Chicago, IL	\$ 110,000

Property Acquisition - Chicago State University plans to acquire three vacant lots between the 9700 and 9800 blocks of Maryland and Cottage Grove Avenue in Chicago, Illinois to provide parking for the new Convocation Center, the campus community in general, and commuters. The University's Board of Trustees approved the purchase by resolution at its May 9, 2007 meeting. The acquisition of this property will provide the University with expanded parking areas to meet space needs due to the new Convocation Center and the new campus transit center, which will combine the Metra train station and the CTA bus turn around.

The property measures 9,455 square feet and was appraised at \$120,000 on April 19, 2007. The CSU Board of Trustees approved the purchase at a cost not to exceed \$110,000. With the exception of a two-sided billboard on each of the 2 parcels on Cottage Grove Avenue, the lots are vacant and property improvements are expected to be minimal. When combined with the previous acquisition of 13 lots, the combined site area is 52,320 square feet, or 1.2 acres. Chicago State University will utilize locally held, non-appropriated institutional funds for the purchase of this property. No student fee revenue or tuition revenue will be used to fund this project.

Recommendation

Staff has reviewed this project and found it to be in accordance with the Board's *Noninstructional Capital Project Guidelines*, approved by the Illinois Board of Higher Education in August 2002, and administrative rules. The project is consistent with the mission and scope of the institution; provides needed additional, replacement, or more efficiently utilized space; and is economically feasible, as required by administrative rules.

The staff recommends adoption of the following resolution:

The Illinois Board of Higher Education hereby approves the noninstructional capital project included in this item.