



Board of Education

Office of the Board
1 North Dearborn Street
Suite 950
Chicago, IL 60602

Board Report

25-0424-OP2 DEFERRED

Agenda Date: 4/24/2025

APPROVE RENEWAL LEASE AGREEMENT WITH NORTHWESTERN UNIVERSITY SETTLEMENT ASSOCIATION FOR THE MAIN LOZANO SCHOOL BUILDING, 1424 N. CLEAVER STREET

THE CHIEF EXECUTIVE OFFICER REPORTS THE FOLLOWING DECISION:

Approve entering into a renewal lease agreement with Northwestern University Settlement Association for the former main Lozano School building located at 1424 N. Cleaver Street, Chicago, Illinois for use as a charter school. A written lease agreement is currently being negotiated. The authority granted herein shall automatically rescind in the event a written lease agreement is not executed within 120 days of the date of this Board Report.

TENANT: Northwestern University Settlement Association (Rowe Elementary School)
1400 W. Augusta Blvd.
Chicago, Illinois 60642
Contact Name: Carole Wood, President & CEO
Phone: 773-278-7471

LANDLORD: Board of Education of the City of Chicago

PREMISES: Tenant shall be the sole occupant of the former Lozano main school building, located at 1424 N. Cleaver Street, as set forth in the lease agreement, unless otherwise permitted by Landlord. The campus shall be shared with tenant and the Board, including shared use of the playground, parking areas, and such other areas as set forth in the renewal lease agreement.

USE: Tenant shall use the Premises to operate a charter school and related educational and community programs and for no other purpose.

ORIGINAL LEASE AGREEMENT: The original lease agreement (authorized by Board Report 10-0526-OP5) commenced on July 1, 2010 and ended on June 30, 2015. The lease was subsequently renewed (authorized by Board Report 15-0527-OP5) for a term that commenced on July 1, 2015 and ended on June 30, 2020. The lease was most recently renewed (authorized by Board Report 20-0122-OP6) for a term that commenced on July 1, 2020 and ends on June 30, 2025.

RENEWAL TERM: The lease renewal shall be for a term that is coterminous with the renewal of Tenant's charter school agreement, which is being considered on the same date as this board report. If Tenant's Charter School Agreement is terminated, the renewal lease agreement shall also terminate.

RENT: One dollar (\$1.00) per year.

OPERATING AND UTILITIES EXPENSES: Tenant shall procure all operating services from Landlord, unless otherwise permitted by Landlord. Tenant shall reimburse Landlord for operating services provided by Landlord at Landlord's then-current rates and costs and in accordance with Landlord's then-current procedures. The charter shall be assessed to reflect this option.

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the written renewal lease agreement. Authorize the President and Secretary to execute the renewal lease agreement. Authorize the Chief Operations Officer to execute any and all ancillary documents related to the renewal lease agreement.

AFFIRMATIVE ACTION: Exempt.

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

FINANCIAL: Rent payable to the General 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

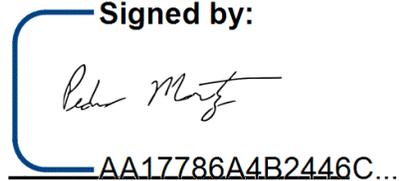
Policy adopted June 26, 1996 pursuant to Board Report 96-0626-PO3; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.

Approved for Consideration:

Approved:

DocuSigned by:

Signed by:

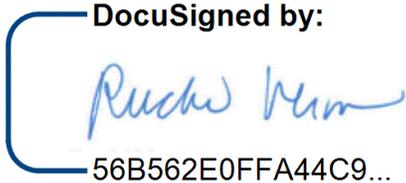
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Charles Mayfield
Chief Operating Officer

Pedro Martinez
Chief Executive Officer

Approved as to legal form: 

DocuSigned by:

A blue DocuSigned signature box containing a handwritten signature in blue ink that reads "Ruchi Verma". Below the signature is a long alphanumeric hash: "56B562E0FFA44C9...".

Ruchi Verma
General Counsel