

May 28, 2026

**APPROVE RENEWAL LEASE AGREEMENT WITH UNIVERSITY OF CHICAGO CHARTER SCHOOL CORPORATION FOR DONOGHUE SCHOOL, 707 E. 37TH STREET**

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

Approve entering into a renewal lease agreement with the University of Chicago Charter School Corporation for continued use of the Donoghue School building located at 707 E. 37th Street, Chicago, Illinois 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 90 days of the date of this Board Report.

**TENANT:** University of Chicago Charter School Corporation (University of Chicago Charter School - Donoghue)  
6030 South Ellis Street  
Phone: 773-752-8101

**LANDLORD:** Board of Education of the City of Chicago

**PREMISES:** Tenant shall be the sole occupant of the former Donoghue School building, located at 707 E. 37th Street as set forth in the lease agreement, unless otherwise permitted by Landlord. The renewal of Tenant's current Charter School Agreement is scheduled to be authorized by the Board on the date hereof.

**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 05-0519-COO43) commenced on June 1, 2005 and ended on June 30, 2008. The lease was subsequently renewed (authorized by Board Report 08-0924-OP6) commencing on July 1, 2008 and ended on June 30, 2013. The lease was again renewed (authorized by Board Report 13-0626-OP9) for a term commencing on July 1, 2013 and ends on June 30, 2018. The lease was again renewed for a term commencing on July 1, 2018, and ending on June 30, 2023. Finally, the lease was most recently renewed for a term commencing on July 1, 2023, and ending on June 30, 2026 (authorized by Board Report 23-0125-OP2).

**TERM:** The term of the lease renewal shall commence on July 1, 2026, and shall be coterminous with the term of the charter school renewal. If Tenant's Charter School Agreement is terminated, the lease 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 lease agreement. Authorize the President and Secretary to execute the lease agreement. Authorize the Chief Operating Officer to execute any and all ancillary documents related to the 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 Section 404.2; Ethics provision, in accordance with the Board's Ethics Code as amended, and a Contingent Liability provision.


**Approved for Consideration:**

**Approved:**

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**Charles Mayfield**  
Chief Operating Officer

Signed by:  
  
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**Macquiline King, Ed.D**  
Superintendent/  
Chief Executive Officer

Approved as to Legal Form: 

Signed by:  
  
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**Elizabeth K. Barton**  
General Counsel