

**APPROVE ENTERING INTO A GROUND LEASE WITH THE CITY OF CHICAGO FOR THE LEASE OF LAND TO BE USED AS THE SITE FOR THE NEW POWELL SCHOOL**

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

Approve entering into a ground lease (Lease) with the City of Chicago (City) for the lease of land located at 7511 S. South Shore Drive, Chicago, Illinois upon which a new Powell School (School) will be built. A written Lease is currently being negotiated. The authority granted herein shall automatically rescind in the event the Lease is not executed within 120 days of the date of this Board Report. Information pertinent to this Ground Lease is stated below.

**TENANT:** Board of Education of the City of Chicago  
125 S. Clark Street  
Chicago, IL 60603  
Contact Person: Chief Property Officer  
Phone: 773-553-2900

**LANDLORD:** City of Chicago  
Department of General Services  
Office of Real Estate Management  
30 N. LaSalle St., Suite 3700  
Chicago, Illinois 60602  
Contact Person: Joel Vieyra  
E-mail: [joel.vieyra@cityofchicago.org](mailto:joel.vieyra@cityofchicago.org)

**PROPERTY TO BE LEASED TO THE BOARD:** Approximately 108,000 square feet of vacant land, more or less, located at 7511 S. South Shore Drive, Chicago, IL as more fully described in Exhibit A attached hereto, shall be leased from the City to the Board.

**TERM:** The Lease shall commence upon the date the Ground Lease is signed and shall end on December 31, 2109.

**RENT:** The rent for the entire term of the ground lease shall be \$1.00.

**USE:** The Board shall have the right to use this land for school purpose. The Board intends to build a new school upon this land which will replace the existing Powell School.

**BOARD'S RIGHTS:** The Board shall have the right to construct, alter and otherwise improve the land without approval from the City, provided the Board secures all necessary permits that may be required to undertake any such improvements.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the Lease including any indemnities to be provided to the City. Authorize the President and Secretary to execute the Lease. Authorize the General Counsel to execute any and all ancillary documents related to this Lease.

**AFFIRMATIVE ACTIONS:** Exempt.

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

**FINANCIAL:** Charge to Powell New School Rental Account- \$1.00.

**GENERAL CONDITIONS:**

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted June 26, 1996 (96-0626-PO3), as amended from time to time, shall be incorporated into and made a part of the agreement.


Ethics – The Board's Ethics Code adopted June 23, 2004 (04-0623-PO4), as amended from time to time, shall be incorporated into and made a part of the agreement.

Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

**Approved for Consideration:**

  
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**Stephen M. Wilkins**  
Chief Property Officer

**Approved:**

  
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**Ron Huberman**  
Chief Executive Officer

**Within Appropriation:**

  
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**Pedro Martinez**  
Chief Financial Officer

**Approved as to legal form:** 

  
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**Patrick J. Rocks**  
General Counsel 

**EXHIBIT A**

**LEGAL DESCRIPTION**

**(Subject to final title commitment and survey)**

Lots 162, 163, 166, 167, and 170 in South Shore Subdivision of the North Fractional ½ of fractional Section 30 Township 38 North, Range 15 east of the Third Principal Meridian together with a re-subdivision of Lots 1, 2, 4, 64, 66, 126, 127 and 128 in Division 1 of Westfall's subdivision of the 208 acres as recorded on October 24, 1888 as Document No. 1020326, in Cook County, IL

PIN: 21-30-202-012

Area: 108,000 sq. ft.

Common Address: 7511 S. South Shore Drive