

February 26, 2026

**AMEND BOARD REPORT 22-0427-OP1**  
**AMEND BOARD REPORT 19-0626-OP3**  
**AUTHORIZE AGREEMENT WITH LITTLE ANGELS FAMILY DAYCARE II, INC. AND LITTLE ANGELS LEARNING CENTER I, INC. TO PROVIDE FUNDING FOR CONSTRUCTION OF EARLY LEARNING CHILDHOOD FACILITY TO PROVIDE EARLY CHILDHOOD SERVICES**

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

Authorize agreement to provide funding to Little Angels Family Daycare II, Inc. (~~“Provider”~~) for the construction of a new universal pre-school, pre-kindergarten and early learning childhood educational facility (“Facility”) for children ages birth to five and their families residing in the City of Chicago as specified below. The Facility is an integral part of the City’s early childhood mixed delivery system and infrastructure. A written agreement to provide funding for the construction and renovation of the Facility is being negotiated. No payment shall be made to the Little Angels Family Daycare II, Inc. Provider prior to the execution of their written agreement and receipt of documentation to confirm that the Facility has been constructed in accordance with approved plans, specifications and permits, the issuance of a Certificate of Occupancy by the City of Chicago, lien waivers and invoices. The authority granted herein shall automatically rescind in the event their written agreement is not executed within 120 days of the date of this Board Report. Information pertinent to the agreement is stated below.

This April 2022 amendment is necessary to revise the total project cost and update the period of time during which the Provider is to provide early childhood services at the Facility. The authority granted herein shall automatically rescind in the event their written agreement is not executed within 120 days of the date of this amended Board Report.

This February 2026 amendment is necessary to correct the name of Little Angels Family Daycare II, Inc. and to add Little Angels Learning Center I, Inc. as a party to the agreement and to reflect that the new Facility was constructed and is owned by Little Angels Family Daycare II, Inc. however, Little Angels Learning Center I, Inc. will provide the early childhood services at the Facility. This amendment will also allow Little Angels Learning Center I, Inc. additional time to obtain the necessary licenses and approvals to operate the Facility. The organizations are collectively referred to as the “Providers”. The authority granted herein shall automatically rescind in the event the written amendment is not executed within 120 days of the date of this amended Board Report.

**OVERSIGHT:**

11860 – Facility Operations & Maintenance  
 42 W. Madison  
 Chicago, IL 60602  
 Ivan Hansen  
 773-553-2960

**PROVIDERS:**

Vendor # 61660  
 Little ~~Angles~~ Angels Family Daycare II, Inc.  
 Nashone Greer, Director  
 6704-06 S. Emerald Avenue  
 Chicago, Illinois 60621  
 Daycare26@aol.com 773-370-3688

Vendor # TBD (pending issuance)  
Little Angels Learning Center I, Inc.  
Nashone Greer, President  
6706 S. Emerald Avenue  
Chicago, Illinois 60621  
Daycar26@aol.com 773-370-3688

**DESCRIPTION:**

Little Angels Family Daycare II, Inc. is constructing a new 11,863 square foot Facility at 6704-06 S. Emerald Avenue, Chicago, Illinois, in the Englewood Community that will be used as an Early Learning Center for approximately 104 low-income children ranging from ages birth to five years of age. ~~The Providers are~~ is focused on creating and maintaining a stimulating learning environment and strong foundation that are building blocks for each child's development and future academic success. Little Angels Learning Center I, Inc. Provider will offer small and diverse class sizes to provide children and teachers the opportunity for one-on-one interactions for quality of learning and long-lasting relationships. The new Facility will include a total of ten classrooms as follows: two (2) Infant classrooms, two (2) Infant/Toddler classrooms, five (5) classrooms for children ages 2-3 and one pre-school classroom for children ages 3-5.

The common areas will include a state-of-the-art indoor/outdoor gross motor room, kitchen for catered meals, art studio and a parent resource room to provide educational and supportive services for children, staff and parents. All classrooms will be equipped with security cameras, door monitoring and communication equipment. All improvements will be ADA compliant, meet City, State and Federal life safety code requirements applicable to CPS approved early learning childhood centers. The total project cost is \$6,710,000 of which CPS will contribute a maximum of \$2.4 Million for construction costs only. The capital support will be subject to the terms below.

**TERM:** The term of the agreement shall commence up on the date the agreement is fully executed and shall end upon the expiration date specified in the agreement.

**TERMINATION RIGHT:** The Board shall have the right to terminate the agreement within 30 days written notice in the event the Facility is not completed, or Little Angels Learning Center I, Inc. the Provider ceases to provide early learning childhood educational services at the Facility for children residing in the City of Chicago for a minimum of within five (5) years from the Opening Date of receiving the Certificate of Occupancy.

**PAYMENT TERMS:** Payments may be disbursed through a construction escrow to insure funds are used for construction costs only and to the proper parties. Payment shall be made after CPS inspection of the facility, receipt of architect's certificate of substantial completion, building permits and certificate of occupancy from City of Chicago, sworn statements and lien waivers for labor and materials and other documentation to certify total construction costs and expenditures.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written agreement and amendment. Authorize the President and Secretary to execute the agreement and amendment. Authorize the Chief of Early Childhood Education Officer, the Chief of Early Childhood Education or the Chief Facilities Officer to execute all ancillary documents required to administer or effectuate the agreement and payments.

**AFFIRMATIVE ACTION:** ~~Provider is a not-for-profit organization.~~ This agreement is a non-procurement education contract; MBE and WBE goals are not applicable.

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

**FINANCIAL:** Charge to: 12150 436 56310 009426 000057 2019 Fiscal Year: 2019  
Maximum \$2.4 Million  
Budget Classifications: Capital  
Any future year funding is contingent upon budget appropriation and approval.

**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.

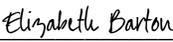
**Approved for Consideration:**

**Approved:**

DocuSigned by:  
  
EF57B76A8C80427  
**Charles E. Mayfield**  
Chief Operating Officer

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

**Approved as to Legal Form:**

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