

ORDINANCE

WHEREAS, the City of Chicago (the “City”) is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970, and as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City, through its Department of Assets, Information and Services, as predecessor to the Department of Fleet and Facility Management (“2FM”), entered into that certain Office Lease Agreement dated January 23, 2024, attached hereto as Exhibit A (the “Office Lease”) with TFO REVA Golub Burnham, LLC, a Delaware limited liability company (the “Building Owner”), pursuant to which the City leased 35,633 square feet of office space in the building located at 111 W. Washington Street, Chicago, Illinois 60602 (the “Building”); and

WHEREAS, the Commissioner of 2FM (the “Commissioner”) entered into the Office Lease pursuant to her authority to enter into leases and other temporary occupancy agreements for up to 180 days under Section 2-51-050 (12) of the Municipal Code of Chicago; and

WHEREAS, after 180 days, City Council approval is required to extend such temporary occupancy agreements; and

WHEREAS, the 180-day period allowed under Section 2-51-050 (12) for the Office Lease will expire on July 21, 2024; and

WHEREAS, the City is evaluating the purchase of the Building to satisfy current and anticipated space needs and to consolidate city employees in a central location near City Hall; and

WHEREAS, in order to undertake appropriate due diligence, the City has determined that it is necessary to extend the term of the Office Lease; ***now, therefore,***

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The foregoing recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Commissioner of 2FM is hereby authorized to negotiate, execute and deliver a First Amendment to Lease in substantially the form attached hereto as Exhibit B, subject to the approval of the City’s Corporation Counsel as to form and legality. The Commissioner of 2FM is further authorized to negotiate, execute and deliver such other documents as may be necessary or appropriate to carry out and comply with the provisions of this ordinance.

SECTION 3. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 4. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect immediately upon its passage and approval.