

ORDINANCE

WHEREAS, the City of Chicago (the “City”) is a home rule unit of government under Article VII, Section 6(a), of the 1970 Constitution of the State of Illinois, and, as such may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Chicago Park District (the “Park District”) is a body politic and corporate unit of local government organized and existing under the Chicago Park District Act, 70 ILCS 1505 et seq., with authority to exercise control over and supervise the operation of all parks within the City of Chicago and to enter into intergovernmental agreements; and

WHEREAS, the City is the owner of the real property located at 5801 North Pulaski Road, partial PIN 13-02-300-010-0000, known as North Park Village (depicted in Exhibit A attached hereto and incorporated herein), which comprises approximately 151 acres of land bounded by Peterson Avenue on the north, Central Park Avenue on the east, Bryn Mawr Avenue on the south, and Pulaski Road on the west; and

WHEREAS, the City and Park District previously entered into an intergovernmental lease agreement dated May 1, 2010 (the “Lease”) for the lease of certain premises (the “Premises”) within the North Park Village described as follows:

The Nature Preserve measuring approximately 40.0 acres (including the 3,200 square foot Nature Center), the Nature Study measuring approximately 11.3 acres; Peterson Park measuring approximately 24.0 acres; the 1st floor of Building J; and the Expansion Parcel measuring approximately 4.0 acres of vacant unimproved land immediately south of the Nature Preserve.

WHEREAS, the Lease expired on June 30, 2015, and the Park District continues its occupancy as a holdover tenant on a month-to-month basis; and

WHEREAS, the City acknowledges that the Park District has been using the following areas in the North Park Village without a lease and the City desires to approve such use: the basement and 2nd floor of Building J (the “Fieldhouse Expansion”) for field house purposes, a shed located behind the Nature Center (the “Shed”) for storage purposes, approximately 3900 square feet located entirely within the north wing of the first floor of the administration building located in Building C (the “Administration Building”) for office purposes and conference room 101 located in the south wing of the administration building located in Building C (together with the Administration Building, the “Administration Building Office Space”) for office purposes, and a 13,500 square foot parking lot lying west of Building K and depicted as “Parking Lot” on Exhibit A (the “Building K Parking Lot”, and together with the Fieldhouse Expansion, the Shed, the Administration Building Office Space, the “Expansion of Premises”), for parking; and

WHEREAS, the City acknowledges that the Park District altered, added, and improved the Administration Building Office Space and the Fieldhouse Expansion without the City’s prior written consent, and the City desires to give its consent; and

WHEREAS, the Park District desires to amend the Lease to include the Expansion of Premises for the purposes set forth above and obtain the City’s consent for the ongoing use of,

alteration, addition, and improvement to the Expansion of Premises, and the City has determined these uses, alterations, additions, and improvements are acceptable; and

WHEREAS, the Illinois Intergovernmental Cooperation Act (5 ILCS 220 *et. seq.*) authorizes municipalities and other branches of government to collaborate jointly in the efficient and cost-effective delivery of public services; and

WHEREAS, City and Park District wish to renew and amend the Lease to extend the term of the Lease until December 31, 2030, and add the Expansion of Premises to the grant, and for other purposes as more fully set forth herein; and

WHEREAS, on April 10, 2019, the Park District's Board of Commissioners approved the extension of the Lease and Expansion of Premises in the North Park Village; and

WHEREAS, the cooperation contemplated herein between the City and Park District is related to the government and affairs of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The foregoing recitals are hereby incorporated by reference and made a part hereof.

SECTION 2. The Commissioner of the Department of Fleet and Facility Management ("Commissioner of 2FM"), or a designee of the Commissioner of 2FM, is hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to execute an amendment to the Lease with the Park District substantially in the form of exhibit B, which is attached hereto and incorporated herein ("First Amendment to the Intergovernmental Lease Agreement").

SECTION 3. The Commissioner of 2FM, or a designee of the Commissioner of 2FM, is authorized to take such actions and, subject to the approval of the Corporation Counsel, make such agreements as may be necessary and appropriate to implement the intention of this ordinance.

SECTION 4. 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 5. All ordinances, resolutions, motions, or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall be in full force and effect immediately upon its passage and approval.

Attachments:

Exhibit A Depiction of North Park Village

Exhibit B Form of First Amendment to the Intergovernmental Lease Agreement