

ORDINANCE

WHEREAS, the City of Chicago (the “City”) is a home rule unit of government under Article VII, Section 6(a) of the 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 City Council of the City approved an ordinance on September 24, 1980, that vacated certain portions of N. LaSalle Street and N. Clark Street for the development of the property at 100 West Randolph Street in the City, previously known as the James R. Thompson Center (“Thompson Center Parcel”), with such ordinance published in the Journal of the Proceedings of the City Council (the “Journal”) for such date at pages 3994 and 3994, and a copy was recorded with the Cook County Recorder of Deeds on February 2, 1982 as document numbered 26130931 (“Vacation Ordinance”); and

WHEREAS, pursuant to Sections 2 and 3 of the Vacation Ordinance, the City reserved an easement for pedestrian walks (“Pedestrian Walks Easement”); and

WHEREAS, JRTC Holdings, LLC, an Illinois limited liability company, (“Owner”) now owns the Thompson Center Parcel and wishes to redevelop the Thompson Center Parcel; and

WHEREAS, the Owner and the Commissioner of Transportation of the City (“Commissioner”) have determined that a reduction in the Pedestrian Walks Easement is appropriate for the redevelopment of the Thompson Center Parcel and will continue to adequately serve the public uses of the Pedestrian Walks Easement; and

WHEREAS, the façade at the northeast corner of the building on the Thompson Center Parcel projects beyond the northerly boundary of the Thompson Center Parcel and encroaches into a small portion of the West Lake Street public right of way (“Lake Street Encroachment”); and

WHEREAS, subject to its obligations as trustee of the public way, the City desires to grant an easement to the Owner authorizing the continuation of the Lake Street Encroachment; and

WHEREAS, the Owner will perform improvements to the Thompson Center Parcel that will implement the reconfiguration and rehabilitation of the existing Chicago Transit Authority (“CTA”) rapid transit station on the Thompson Center Parcel as agreed by the City, the Owner and the CTA (“New CTA Station”); and

WHEREAS, the Owner will perform other improvements to the Thompson Center Parcel that will implement the reconfiguration and improvement of the Pedway connections to the New CTA Station as agreed by the City and Owner (“New Pedway Connections”); and

WHEREAS, the New CTA Station and New Pedway Connections will better serve the public than their past configurations; and

WHEREAS, on September 18, 2024, the City Council approved an ordinance (C.J. 16677, et. Seq.) which authorized the Owner and City desire to amend the Pedestrian Walks Easement; and

WHEREAS, the Owner and City now desire to authorize the continuation of the Lake Street Encroachment in return for the additional public benefits resulting from the New CTA Station and the New Pedway Connections, now therefore,

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

SECTION 1. The above recitals are expressly incorporated in and made part of this ordinance as though fully set forth herein.

SECTION 2. The Commissioner is authorized to execute a Façade Encroachment Easement Agreement in substantially the form of **Exhibit 1** which is attached hereto and incorporated herein.

SECTION 3. The Commissioner is hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver such agreements and instruments and take such other actions as may be necessary or appropriate to carry out and comply with the provisions of this ordinance. Such agreements shall include amendments to easements and other agreements with Owner and CTA as may be necessary and appropriate to implement and memorialize the agreed reconfigurations, rehabilitations and improvements for the New CTA Station and the New Pedway Connections.

SECTION 4. To the extent that any ordinance, resolution, rule, order, or provision of the Code, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provisions of this ordinance.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage and approval.