

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 Fleet and Facility Management (“2FM”), entered into Lease No. 14183 dated January 26, 2016 (the “Agreement” (Exhibit A)) with Kedzie Plaza I, LLC, an Illinois limited liability company (“Original Landlord”), pursuant to which the City leased approximately 8,000 square feet of ground floor office space located at 4770 S. Kedzie Avenue, Chicago, IL (“Premises”); and

WHEREAS, the City currently leases the premises from Landlord which serves as a “Neighborhood Payment Center” for the Department of Finance; and

WHEREAS, the Original Landlord sold the property to TCB-Kedzie, LLC, an Illinois limited liability company (“Landlord”); and

WHEREAS, the term of the Agreement expired on June 30, 2025 (“Term”); and

WHEREAS, the City and the Landlord have performed since June 30, 2025 as if the Agreement had not expired; and

WHEREAS, the City and the Landlord desire to extend the Term through June 30, 2035; and

WHEREAS, a comprehensive survey of the Premises was conducted on June 5, 2023, and the survey’s findings identified certain deficiencies within facility maintenance and ADA accessibility compliance; and

WHEREAS, the Landlord, at its sole cost, must remedy those deficiencies prior to lease renewal, or in the alternative, the City will be permitted to remedy those deficiencies and deduct its associated costs from rent payments; and

WHEREAS, the Department of Fleet and Facility Management (“2FM”) has determined that it is necessary to extend the Term of the Agreement to June 30, 2035, so the City can continue to use the Premises for a Neighborhood Payment Center; *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 (the “Commissioner”) or a designee of the Commissioner are hereby authorized, with the approval of the City’s Corporation Counsel as to form and legality, to negotiate, execute and deliver an amendment to the Agreement (“Amendment”), in substantially the form attached hereto as Exhibit A, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the Amendment, with such changes, deletions and insertions as shall be approved by the persons executing such lease.

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, 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.