

ORDINANCE

WHEREAS, the City of Chicago ("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 is the owner of the real property located at 1713 South Ashland Avenue, Chicago, Illinois (the "Property"); and

WHEREAS, the Board of Trustees of the University of Illinois, a body corporate and politic of the State of Illinois ("Tenant" or "University") and the City are parties to that certain Intergovernmental Agreement (Lease No. 20334) dated as of August 4, 2016 (the "Lease"). The City entered into the Lease pursuant to an ordinance that the City Council of the City (the "City Council") passed on May 18, 2016, which is published in the Journal of the Proceedings of the City Council (the "Journal") for such date at pages 24456 through 24473. The Lease covers certain premises (the "Premises") consisting of approximately 6,400 square feet of clinical and general medical and administrative office space on the first floor of the building at the Property (the "Building"), as more particularly described in the Lease. The term of the Lease expired on December 31, 2022; and

WHEREAS, the University and the City have been working in good faith to mutually execute an amendment to extend the Lease, and the University has been operating and occupying under holdover tenancy since January 1, 2023, pursuant to Section 9.12 (Holding Over) of the Lease; and

WHEREAS, the University received a federal award number CE147035 (the "Grant") from the United States Department of Health and Human Services, Health Resources and Services Administration ("HRSA") dated August 31, 2022, to pay for renovations to expand the Premises to include a dental clinic; and

WHEREAS, the University wishes to extend the term of the Lease for an additional five (5) years and to expand the Premises by approximately 1,066 square feet for a related clinical use; and

WHEREAS, the City Council, pursuant to an ordinance passed on November 1, 2023, and published in the Journal for such date at pages 4672 through 4673, authorized the City's execution of an extension of the term; and

WHEREAS, the University has requested, and the City has agreed, to expand the Premises and allow the University to renovate, or cause to be renovated, the expanded Premises to enable the University to operate a dental clinic on the Premises in order to deliver accessible and affordable dental care to the community, pursuant to the Grant and Section 9.17 (Amendments) of the Lease; and

WHEREAS, the City has agreed to lease to University, and University has agreed to lease from the City, the Premises, so University can renovate and expand the Premises, and continue to provide the above-described services at the Premises, under the terms and conditions set forth herein; **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 the Department of Fleet and Facility Management or any successor department (the "Commissioner"), or a designee of the Commissioner, is each hereby authorized, with the approval of the City's Corporation Counsel as to form and legality, to negotiate, execute and deliver a "First Amendment to Intergovernmental Agreement," in substantially the form attached hereto as Exhibit 1, and such other supporting documents as may be necessary or appropriate to carry out and comply with the provisions of the lease, 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, 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.