



Office of City Clerk

City Council Document Tracking Sheet

City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
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Matter ID: SO2023-0005731

Meeting Date: 11/1/2023

Sponsor(s): Johnson (Mayor) *

Type: Ordinance

Title: Third amendment to lease agreement with North LaSalle Financial Associates LLC for additional City lease space at Suite 1600 to service Community Commission for Public Safety and Office of Climate and Environmental Equity during buildout of 9th Floor at 2 N LaSalle St

Committee Assignment: Committee on Housing and Real Estate

SUBSTITUTE 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, acting through its Department of Assets, Information and Services ("DAIS"), as successor to the Department of Fleet and Facility Management, currently leases office space, as more particularly described below, in the building (the "Building") located at 2 N. LaSalle Street, Chicago, Illinois, pursuant to that certain Office Lease Agreement ("Lease") entered into between North LaSalle Financial Associates, LLC, a Delaware limited liability company ("Landlord"), and the City, dated December 27, 2019; and

WHEREAS, pursuant to that certain First Amendment to Lease, dated December 8, 2020, entered into between Landlord and the City, the parties amended the "Commencement Date" of the Lease; and

WHEREAS, pursuant to that certain Second Amendment to Lease, dated October 3, 2022, entered into between Landlord and the City, the parties identified the location of "Phase 2" in the Building (the Lease, as amended by the First Amendment to Lease and by the Second Amendment to Lease, the "Second Amended Lease"); and

WHEREAS, pursuant to "Phase 1" of the Second Amended Lease, the City leases from Landlord the following office spaces in the Building: Suites 1100, 1020, 925, 800, 765, 600, 500, 400, 300 and 200, and a portion of the mezzanine; and

WHEREAS, pursuant to "Phase 2" of the Second Amended Lease, the City also leases from Landlord the following office spaces in the Building: Suites 1120, 1010 and 1000, the entire 13th floor and the entire 12th floor; and

WHEREAS, DAIS has determined that the City needs office space for the City's Community Commission for Public Safety and Accountability (the "CCPSA") and the City's Office of Climate and Environmental Equity (the "OCEE"); and

WHEREAS, DAIS recommends that the City lease additional space in the Building to accommodate the needs of the CCPSA and the OCEE; and

WHEREAS, Landlord has informed DAIS that approximately 16,164 square feet of office space on the 9th floor of the Building (the "9th Floor Space") is available for lease; and

WHEREAS, prior to the City's occupying the 9th Floor Space, Landlord will need to build-out the 9th Floor Space to City standards and in accordance with plans agreed to by Landlord and the City; and

WHEREAS, Landlord has offered to lease Suite 1600 ("Suite 1600") in the Building, which comprises approximately 10,803 sq. ft., to the City while Landlord performs the build-out of the 9th Floor Space; and

WHEREAS, DAIS has determined that it is in the City's best interests to amend the Lease to include a "Phase 3" for the City's lease of the 9th Floor Space and Suite 1600; ***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 DAIS 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 "Third Amendment to Lease," for the purpose of leasing the 9th Floor Space and Suite 1600, 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 such amendment.

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.