



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2017-940
Type: Ordinance
File created: 2/22/2017
Status: Passed
In control: City Council
Final action: 3/29/2017
Title: Renewal of lease agreement with Cook County for use of space within Near South Health Center at 3525 S Michigan Ave for public health clinic
Sponsors: Emanuel, Rahm
Indexes: Lease
Attachments: 1. O2017-940.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed	Pass
3/23/2017	1	Committee on Housing and Real Estate	Recommended to Pass	Pass
2/22/2017	1	City Council	Referred	

OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL MAYOR

February 22, 2017

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF
CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Fleet and Facility Management, I transmit herewith ordinances authorizing the execution of lease agreements.

Your favorable consideration of these ordinances will be appreciated.

Mayor

Very truly yours,

ORDINANCE

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

SECTION 1: On behalf of the City of Chicago as Landlord, the Commissioner of the Department of Fleet and Facility Management is authorized to execute a Lease renewal with The County of Cook, as Tenant, for use of approximately 11,500 square feet of space within the City's Near South Health Center located at 3525 South Michigan Avenue, for use as a public health clinic; such Lease to be approved by the Commissioner of the Department of Public Health, and approved as to form and legality by the Corporation Counsel in substantially the following form:

LEASE NO. 20100

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE (this "First Amendment") is made and entered into this day of , 2017 by and between THE CITY OF CHICAGO, an **Illinois municipal corporation and home rule unit of government ("Landlord")** and **THE COUNTY OF COOK, a body politic and corporate of the State of Illinois ("Tenant")**.

RECITALS

WHEREAS, Landlord and Tenant are parties to that certain Lease No. 20100 dated January 28, 2010 (the "Lease"), to permit Tenant's occupancy of the Premises, consisting of 11,500 square feet of space within the building located at 3525 South Michigan Avenue, Chicago, Cook County, Illinois (PIN# 17-34-302-011 through -016); and

WHEREAS, the Term of the Lease expires on December 31, 2016, and Tenant wishes to continue its occupancy of the Premises for the operation of a public health clinic; and

WHEREAS, Landlord acknowledges that there is no anticipated municipal use for the Premises and agrees to permit Tenant's continued occupancy of the Premises; and

WHEREAS, Landlord and Tenant desire to modify certain terms and conditions of the Lease, all on the terms and conditions hereinafter set forth; and

NOW, THEREFORE, in consideration of the mutual covenants of the parties herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, Landlord and Tenant agree as follows:

1. Recitals and Terms of Art. The recitals are incorporated herein by reference and made a part of this First Amendment. All capitalized terms used herein shall have the same meanings as they do in the Lease, unless otherwise expressly provided herein.

2. Term. The Term of the Lease is hereby extended from and including January 1, 2017 through and including December 31, 2021, unless sooner terminated as set forth in the Lease.

3. Reaffirmation of Lease. Except to the extent expressly set forth in this First Amendment, all of the terms and conditions of the Lease shall remain in full force and effect and are hereby ratified and affirmed. If there is any conflict between the terms and provisions of the Lease and the terms and provisions of this First Amendment, the terms and provisions of this First Amendment shall control.

4. Governing Law and Severability. This First Amendment shall be governed by and construed in accordance with the laws of the State of Illinois. In the event that any provision of this first Amendment shall at any time be found to be invalid or otherwise rendered unenforceable, such provision shall be limited to the extent necessary to render the same valid, or shall be excised from this First Amendment, as the circumstances require, and this First Amendment shall be construed as if said provision had been incorporated herein as so limited or as if said provision had not been included herein, as the case may be.

5. Counterparts. This First Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This First Amendment may be executed and delivered via email or PDF.

6. Effectiveness. This First Amendment is not effective unless and until the same is signed and delivered by both Tenant and Landlord.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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IN WITNESS HEREOF, the parties hereto have caused this First Amendment to be duly executed on the date first written above.

LANDLORD:

THE CITY OF CHICAGO,

a Municipal Corporation and Home Rule Unit of Government

DEPARTMENT OF PUBLIC HEALTH

By: _____
Commissioner

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT

By: _____
Commissioner

APPROVED AS TO FORM AND LEGALITY BY:
DEPARTMENT OF LAW

By: _____
Chief Assistant Corporation Counsel

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TENANT :

COUNTY OF COOK,

a Body of Corporate and Politic of the State of Illinois

By:

President, Cook County Board of Commissioners

By:

County Clerk

By:

County Comptroller

APPROVED AS TO FORM:

By:

Assistant States Attorney

COOK COUNTY HEALTH AND HOSPITAL SYSTEM

By:

Chief Executive Officer

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**3525 South Michigan Avenue Lease No.
20100**

SECTION 2: This Ordinance shall be effective from and after the date of its passage and approval.