



**Board of Commissioners of Cook County**

**Asset Management Committee**

**Wednesday, July 23, 2025**

**11:35 AM**

**Cook County Building, Board Room, 118  
North Clark Street, Chicago, Illinois**

**Issued on: 7/14/2025**

**NOTICE AND AGENDA**

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

**PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

[25-3390](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 6/11/2025

[25-2987](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Renew Lease Agreement

**Landlord:** 161 North Clark Newco LLC

**Tenant:** County of Cook

**Location:** 161 N. Clark, Chicago, Illinois 60601

**Term/Extension Period:** 10/1/2026 - 9/30/2029

**Space Occupied:** 126,386 sq. ft.

**Monthly Rent:** All totals include associated base rent, rent abatement, estimated operating expenses, estimated tax expenses, and estimated work order expenses:

10/1/2026 - 9/30/2027 \$4,799,838.57

10/1/2027 - 9/30/2028 \$4,931,584.73

10/1/2028 - 9/30/2029 \$1,154,484.96

**Fiscal Impact:** \$10,885,908.26

**Accounts:** 11000.1490.33930.550130.00000.00000

**Option to Renew:** N/A

**Termination:** N/A

**Utilities Included:** Yes

**Summary:** Requesting approval to refer to the Asset Management Committee, for its consideration and approval, a three (3) year renewal of the lease between 161 North Clark Newco LLC, a Delaware Limited Liability Company, (as Landlord and the successor-in-interest to 161 N. Clark Owner, LLC) and the County of Cook, a body corporate and politic of the State of Illinois (as Tenant), to continue leasing space at the Premises, located at 161 N. Clark Street, Chicago, IL.

The lease renewal will provide the necessary time and space, as the Bureau of Asset Management (BAM) continues to execute its strategic plan, to migrate Cook County employees from 161 N. Clark

into innovative, modern spaces in 69 W. Washington and 118 N. Clark. Cook County will occupy floors: 5, 10, 19, 23, and 24, approximately 106,402 rsf, for the first two (2) years of the lease and floor 19, approximately 19,984 rsf, during the third year of the lease.

**Legislative History :** 6/12/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2994](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

### **PROPOSED MISCELLANEOUS ITEM OF BUSINESS**

**Department:** Department of Real Estate Management

**Summary:** Requesting approval of the Purchase and Sale Agreement that will allow Cook County to purchase a 5.615 acre land parcel from the BNSF Railway Company, at a price of \$18.00 psf.

The unimproved property, which is adjacent to the Department of Corrections Campus, is a critical component in the execution of the long-term strategic plans for the Cook County Sheriff's Vehicle Maintenance Operation and the Office of the Chief Judge's Electronic Monitoring Unit.

Seller:	BNSF Railway
Purchaser:	County of Cook
Location:	2501 and 2600 W. 26th Street
Fiscal Impact:	\$4,666,765.54
Account String:	11569.1031.11190.560305.00000.00000 (Capital Improvement Program)

Upon Board approval of the proposed Purchase and Exchange Agreement, the approval shall include the following authorizations:

- (i) For the Real Estate Director to execute any and all notices; and
- (ii) For the President or the Real Estate Director to execute any and all documents and instruments and to take such other action, as may be necessary to effectuate the purchase of the parcel.
- (iii) For the Comptroller to pay the agreed upon purchase price, per the purchase and sale agreement, as well as any fees/closing costs that are outlined in the purchase and sale agreement.

**Legislative History :** 6/12/25 - Board of Commissioners - refer to the Asset Management Committee

[25-2995](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED MISCELLANEOUS ITEM OF BUSINESS**

**Department:** Department of Real Estate Management

**Summary:** Requesting approval of a Purchase and Exchange Agreement between Cook County and the Illinois Medical District Commission (IMDC). Cook County will exchange its property, located at 2121 W. Harrison Street (the current medical examiner's office), which is a 2.46-acre, improved site, for the IMDC's 3.67-acre, flat surface site, located at 701 S. Leavitt.

The exchange will enable Cook County to construct a larger, state-of-the-art, Medical Examiner's Office, while remaining in its current location, until the new facility is constructed, within the IMD. The details are provided below:

Exchange Partner:	Illinois Medical District Commission
Exchange Partner:	County of Cook
Exchanged Properties:	701 S. Leavitt Street, and 2121 W. Harrison Ave., Chicago, IL
Fiscal Impact:	\$3,986,382.00
Account String:	11569.1031.11190.560305.00000.00000 (Capital Improvement Program)

Upon Board approval of the proposed Purchase and Exchange Agreement, the approval shall include the following authorizations:

- (i) For the Real Estate Director to execute any and all notices; and
- (ii) For the President or the Real Estate Director to execute any and all documents and instruments and to take such other action, as may be necessary to effectuate the purchase of the parcel.
- (iii) For the Comptroller to pay the agreed upon purchase price, per the purchase and sale agreement, as well as any fees/closing costs that are outlined in the purchase and sale agreement.

**Legislative History :** 6/12/25 - Board of Commissioners - refer to the Asset Management Committee

*Lynne M. Turner*

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Secretary

Chair: Miller

Vice-Chair: Aguilar

Members: Anaya, Britton, Degnen, McCaskill, Moore, K. Morrison, S. Morrison