

ORDINANCE NO. 001-16

AN ORDINANCE AUTHORIZING THE
ACQUISITION OF REAL ESTATE AT 2003
WEST CULLERTON STREET, CHICAGO,
ILLINOIS, LOCATED ADJACENT TO THE
DOUGLAS BRANCH OF THE BLUE LINE
RAPID TRANSIT LINE AS REQUIRED FOR
THE DOUGLAS BRANCH
RECONSTRUCTION PROJECT

WHEREAS, The Chicago Transit Authority (the "Authority") has undertaken a project to completely rehabilitate and renovate the Douglas branch of the Blue Line ("Douglas Branch Reconstruction Project"); and

WHEREAS, The structure, stations and appurtenances thereto of the rapid transit route of the Douglas branch of the Blue Line, are antiquated and in need of extensive repair and renovation; and

WHEREAS, In the course of construction, reconstruction, renovation and rehabilitation, the Authority will be required to obtain additional property or rights therein, including land at grade level, air levels and subterranean levels for location and placement of structures, structural supports, columns, stations and related appurtenances; and

WHEREAS, The Metropolitan Transit Authority Act, at 70 ILCS 3605/6, permits the Authority to acquire, construct, own, operate and maintain a public service transportation system in said area; and

WHEREAS, The Hoyne Station of the Blue Line, which is currently located at 2009 South Hoyne Street, will be relocated to a new location on the west side of South Damen Avenue, immediately south of West Cullerton Street as a part of the Douglas Branch Reconstruction Project; and

WHEREAS, The design of the new station on Damen Avenue (the "Damen Station") provides for an expanded rapid transit station at this location to meet operating guidelines; and

WHEREAS, The existing Authority right of way property at this location is inadequate to accommodate the station construction project; and

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WHEREAS, Engineering staff has recommended that the Authority acquire additional property at the south west corner of West Cullerton Street and South Damen Avenue to accommodate the new rapid transit station; and

WHEREAS, Staff had identified the owner of one of the parcels of real estate, which is listed on Exhibit A as Parcel Number 3 and commonly known as 2003 West Cullerton Street, Chicago, Illinois, as Donald Tesmer, beneficiary of Chicago Land Trust Company, a Illinois Corporation, as Trustee Under Trust Agreement dated October 27, 1969 and known as Trust Number 54517; and

WHEREAS, Said property consists of a three and one-half (3 1/2) story, brick masonry constructed building, which includes four residential apartment units; and

WHEREAS, Chicago Transit Board Ordinance No. 000-68 determined that it was necessary, desirable and convenient for the Authority to acquire title to and possession of various parcels of property, or rights therein, at grade level, air levels and subterranean levels that either lie near, abut, lie adjacent to or in close proximity to the Douglas branch of the Blue Line rapid transit route as listed on Exhibit A, and that will be required and necessary to complete the scheduled reconstruction, renovation and rehabilitation of the Douglas branch of the Blue Line rapid transit line; and

WHEREAS, Ordinance No. 000-68 also established a Relocation Payment Process which includes relocation payments for displaced property owners, residential tenants and businesses; and

WHEREAS, Pursuant to Ordinance No. 000-68, staff commenced negotiations and reached a settlement in the amount of one hundred and sixty-five thousand (\$165,000) dollars for the acquisition of property located at 2003 West Cullerton Street, Chicago, Illinois, owned by Donald Tesmer, beneficiary of Chicago Land Trust Company, a Illinois Corporation, as Trustee Under Trust Agreement dated October 27, 1969 and known as Trust Number 54517; now, therefore:

**BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD
OF THE CHICAGO TRANSIT AUTHORITY:**

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SECTION 1. That the Chairman of the Chicago Transit Board, or her designee, is hereby authorized to acquire title to the property located at 2003 West Cullerton Street, Chicago, Illinois, legally described on Exhibit B and depicted on Exhibit C, for the negotiated purchase price of one hundred and sixty-five thousand (\$165,000) dollars.

SECTION 2. That the Chairman of the Chicago Transit Board, or her designee, is hereby authorized to execute all documents required to effectuate the acquisition of the subject property to the Authority, subject to accept of clear and merchantable title.

SECTION 3. All relocation expenses will be paid in accordance with the Relocation Payment Process approved by the Chicago Transit Board in Ordinance No. 000-68.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

Chairman

Assistant Secretary

January 8, 2001

January 8, 2001

