

ORDINANCE NO. 014-138

AN ORDINANCE AUTHORIZING A
LEASE OF RETAIL CONCESSION
SPACE AND LICENSE OF PATIO
AREA LOCATED AT 1116 -1120 WEST
GRANVILLE AVENUE, CHICAGO,
ILLINOIS (RED LINE)

WHEREAS, The Authority owns property located at 1116-1120 West Granville Avenue, Chicago, Illinois, which contains approximately 2219 square feet of retail concession space available for lease; and

WHEREAS, The Authority has contracted with Jones Lang LaSalle Americas Inc. ("JLL") to lease this space; and

WHEREAS, Through extensive marketing and competitive negotiations, JLL has identified Flaco's Tacos IV, LLC, owned by James Masterson, Jim Hebson and Edmund Hebson, as a viable tenant for the space ("Tenant"); and

WHEREAS, The primary use of the space will be for the operation of a Mexican-themed restaurant; and

WHEREAS, The parties negotiated a ten (10) year lease with two five (5) year options to renew and with an escalating rent schedule; and

WHEREAS, The parties also negotiated a license agreement for the patio area located between 1116 and 1120 West Granville Avenue for a term concurrent with the lease; and

WHEREAS, The Tenant will be responsible for all applicable taxes and utility fees; and

WHEREAS, The Tenant will indemnify the Authority for its use of the leased and licensed space; now, therefore:

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

SECTION 1. The Chairman of the Transit Board of the Chicago Transit Authority, or his designee, is authorized to enter into a retail lease agreement with Flaco's Tacos IV, LLC for retail concession space at 1116-1120 West Granville Avenue, Chicago, Illinois.

SECTION 2. The lease has a term of ten (10) years; an initial annual rent of Ten Dollars (\$10.00) per square foot with three percent (3%) annual increases; requires indemnification of the Authority; and contains such other terms and conditions as are substantially in conformance with Exhibit A hereto.

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SECTION 3. The Chairman of the Transit Board of the Chicago Transit Authority, or his designee, is authorized to enter into a license agreement with Flaco's Tacos IV, LLC for the patio area located between 1116 and 1120 West Granville Avenue, Chicago, Illinois.

SECTION 4. The license has a term of ten (10) years; a license fee of One Dollar (\$1.00); requires indemnification of the Authority; and contains such other terms and conditions as are substantially in conformance with Exhibit B hereto.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

Chairman

November 19, 2014

Assistant Secretary

November 19, 2014