

ORDINANCE NO. 95-155

AN ORDINANCE DECLARING
PROPERTY SURPLUS, DECLARING
PUBLIC BIDDING DISADVANTAGEOUS
AND AUTHORIZING SALE OF A
PORTION OF THE BUS TURNAROUND
AT 63RD PLACE AND KEDZIE
AVENUE, CHICAGO, ILLINOIS

WHEREAS, The Commercial District Development Commission of the City of Chicago, with the approval of the City Council, has designated the area known as 63rd and Kedzie Avenue as a "blighted commercial district"; and

WHEREAS, The Greater Southwest Development Corporation ("GSDC") working in conjunction with the City of Chicago is re-developing the 63rd and Kedzie area and they have proposed the construction of a mixed-use commercial/residential facility with surface parking; and

WHEREAS, The City Council approved the sale of nine parcels of real estate to GSDC and GSDC is currently negotiating to obtain the five additional parcels of real estate required for this development project; and

WHEREAS, The Chicago Transit Authority ("Authority") is the owner of one of the remaining parcels of real estate located at the northwest corner of 63rd Place and Kedzie Avenue which is used as a bus turnaround; and

WHEREAS, GSDC had initiated inquiries for the purchase of approximately 5,585 square feet of the bus turnaround; and

WHEREAS, Service Delivery Division personnel have determined that a portion of the property may be made available for sale to GSDC subject to GSDC constructing a new bus turnaround facility, with appropriate appurtenances thereto, on the portion of the property retained by the Authority; and

WHEREAS, GSDC is the owner or prospective owner of real property adjacent to and contiguous to the Authority's property and the irregular shape of the Authority's property proposed for sale would be of little or no benefit to any other party; and

WHEREAS, The Authority is desirous of supporting community economic development projects which do not negatively impact the Authority's operational services; and

ORDINANCE NO. 95-155
(Continued) -2

WHEREAS, Section 54.3-5 of the Regulations Governing Purchase and Sales Transactions provide for the award of contracts in those situations where the Transit Board determines that competitive public bidding would be disadvantageous; now, therefore:

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

SECTION 1. The Chicago Transit Board hereby declares a portion of the bus turnaround property located at the northwest corner of 63rd Place and Kedzie Avenue, Chicago, Illinois, and legally described in the Plat of Survey attached hereto as Exhibit A, containing approximately 5,585 square feet surplus and available for sale.

SECTION 2. That based on the statements set forth in the preamble of this ordinance, the Transit Board declares that public bidding for the sale of this parcel of real estate is disadvantageous.

SECTION 3. That the Chairman of the Board, the President of the Authority, or their designee, is hereby authorized to execute such documents as may be necessary to consummate the sale of this property to Greater Southwest Development Corporation for the purchase price of one dollar (\$1.00).

SECTION 4. The sale of this property is contingent upon Greater Southwest Development Corporation constructing a new bus turnaround facility on the portion of the property retained by the Authority, additionally including but not limited to, paving, fencing, sidewalks, curbs, landscaping, relocation of the bus shelter and public telephones, perpetual maintenance and upkeep of the landscaped sections of the new bus turnaround facility and dedication of an employee washroom facility.

SECTION 5. That Greater Southwest Development Corporation shall convey to the Chicago Transit Authority a grant of perpetual easement for full and unrestricted use of and access to a dedicated washroom facility which will be situated within the building Greater Southwest Development Corporation is constructing on the land immediately adjacent to and north of the Authority's property.

ORDINANCE NO. 95-155
(Continued) -3


SECTION 6. This ordinance shall be in full force and effect from and after its passage.

APPROVED:



Chairman

PASSED:



Secretary

October 19, 1995

October 19, 1995