ORDINANCE NO. 026-

AN ORDINANCE AUTHORIZING TEMPORARY AND PERMANENT EASEMENTS OVER REAL PROPERTY LOCATED AT 2717 WEST ST GEORGES COURT, CHICAGO, ILLINOIS, FOR THE ALL STATIONS ACCESSIBILITY PROGRAM (ASAP) – BLUE LINE

WHEREAS, The Chicago Transit Authority ("Authority") has identified a need for additional land for the construction of the All Stations Accessibility Program ("ASAP"); and

WHEREAS, ASAP is improving system accessibility across the city by making 42 remaining non-accessible rail stations vertically accessible by 2038; and

WHEREAS, ASAP's initial Phase One includes the Blue Line's California Station; and

WHEREAS, The Authority proposes the installation of two elevators and three sets of emergency exit stairs, widening of the platform, requiring the acquisition of an easement over unimproved land (the "Project"); and

WHEREAS, The Authority is in process of acquiring an easement over property located at 2717 West St. Georges Court, Chicago (the "Property") for the Project, legally described and depicted in Exhibit A hereto; and

WHEREAS, The Authority will also acquire a two-year temporary construction easement depicted in Exhibit A hereto; and

WHEREAS, The Property is owned by Karina and Victor Drapszo, ("Grantors"); and

WHEREAS, The parties have agreed to compensation to the Grantors for the permanent aerial easement and the temporary construction easement over the Property, both benefitting the Authority in the amount of Two Hundred Twenty-five Thousand Dollars ($225,000.00), plus closing costs; and

WHEREAS, The Authority has obtained an appraisal in support of purchase price; and

WHEREAS, While neither Grantors or the Authority have used a broker for this transaction, the agreement requires both parties to indemnify the other from claims and costs relating to the payment or non-payment of broker fees or commissions; and

WHEREAS, The Chicago Transit Authority Act, 70 ILCS 3605/6, provides that the Authority has the power to acquire any real property useful for its purposes; now, therefore:

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

SECTION 1. The Chicago Transit Board hereby approves payment of Two Hundred Twenty-Five Thousand Dollars ($225,000.00) to Karina and Victor Drapszo for both a permanent aerial easement and a two-year temporary construction easement over the Property located at 2717 West St. Georges Court, Chicago, Illinois, legally described and depicted in Exhibit A hereto.

SECTION 2. The Chair of the Board, or designee, is hereby authorized to execute all documents required to process payment for the easements over the Property and substantially conforming to the Easement Agreement and to agree to mutual indemnification from claims and costs relating to broker fees or commissions, attached hereto as Exhibit B.

SECTION 3. The Chair, or designee, is further authorized to take such actions and execute such documents as may be necessary to implement the objectives of this ordinance.

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

APPROVED:

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Chair

October 27, 2026

PASSED:

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Secretary

October 27, 2026