

ORDINANCE NO. 019-45

AN ORDINANCE AUTHORIZING A
LEASE OF RETAIL CONCESSION
SPACE LOCATED AT 4917 NORTH
MILWAUKEE AVENUE, CHICAGO,
ILLINOIS (BLUE LINE)

WHEREAS, The Chicago Transit Authority's ("Authority") Jefferson Park Blue Line Station contains approximately 240 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 type of space; and

WHEREAS, Through extensive marketing and competitive negotiations, JLL has identified Blue Line Coffee, LLC ("Tenant") as a viable tenant for the space; and

WHEREAS, Blue Line Coffee, LLC is an Illinois limited liability corporation owned by Noah Creager; and

WHEREAS, The primary use of the space will be for the operation of a retail cafe; and

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

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

SECTION 1. The Chairman of the Chicago Transit Board, or his designee, is authorized to enter into a retail lease agreement with Blue Line Coffee, LLC for retail space located at 4917 North Milwaukee Avenue, Chicago, Illinois.

SECTION 2. The lease has a term of ten (10) years with two five (5) year options to extend and an initial annual rental rate of Sixty-two Dollars (\$62.00) per square foot with three percent (3%) annual escalations, requires that the Tenant indemnify the Authority, and contains such other terms as are substantially in conformance with the Concession Lease Agreement Between the Chicago Transit Authority and Blue Line Coffee, LLC attached as Exhibit A hereto.

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SECTION 3. The Chairman, or his 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:

PASSED:

Chairman

May 8, 2019

Assistant Secretary

May 8, 2019