

ORDINANCE NO. 022-102

AN ORDINANCE AUTHORIZING  
THE PURCHASE OF PROPERTY  
LOCATED AT 3863 WEST KINZIE  
STREET AND 9439-41 SOUTH  
BURNSIDE AVENUE, CHICAGO,  
ILLINOIS FROM THE COOK  
COUNTY LAND BANK AUTHORITY

WHEREAS, The Chicago Transit Authority (“Authority”) is undertaking projects near 95<sup>th</sup> Street and Cottage Grove Avenue and adjacent to the Authority’s West Shops Coal Yard (the “Projects”); and

WHEREAS, The properties located at 9439 South Burnside Avenue, 9441 South Burnside Avenue, and 3863 West Kinzie Street in Chicago, Illinois (the “Properties”), as shown in Exhibit A hereto, are necessary to complete the Projects; and

WHEREAS, The Metropolitan Transit Authority Act, 70 ILCS 3605/8, provides that the Authority has the power to acquire any property useful for its purposes; and

WHEREAS, The Cook County Land Bank Authority (“CCLBA”) is an independent non-profit arm of Cook County formed in 2013, with the aim to promote redevelopment of the large inventory of vacant property in the county. CCLBA achieves this primarily by acquiring tax delinquent properties, holding them tax-free, clearing back taxes and liens, and either putting the properties on the market or conveying them to public agencies or other organizations to help meet community goals; and

WHEREAS, CCLBA is acquiring the Properties on behalf of the Authority; and

WHEREAS, The Authority has agreed to acquire the Properties from CCLBA for Six Thousand Three Hundred Eighty-Two Dollars (\$6,382.00) per parcel, for a total sum of Nineteen Thousand One Hundred Forty-Six Dollars (\$19,146.00), pursuant to the Purchase and Sale Agreement attached as Exhibit B hereto; and

WHEREAS, If CCLBA is unable to acquire a parcel, CCLBA will deduct the cost of the unacquired parcel, minus the costs CCLBA incurred in attempting to acquire the parcel; and

WHEREAS, The Authority will be acquiring the Properties “as is” and “with all faults”; now, therefore:

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

ORDINANCE NO. 022-102  
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SECTION 1. The Chairman of the Chicago Transit Board, or his designee, is hereby authorized to enter into a Purchase and Sale Agreement with the Cook County Land Bank Authority (CCLBA) for the Properties located at 9439 South Burnside Avenue, 9441 South Burnside Avenue, and 3863 West Kinzie Street in Chicago, Illinois which requires the Authority to pay CCLBA an amount up to Nineteen Thousand One Hundred Forty-Six Dollars (\$19,146.00) in exchange for the Properties and contains such other terms as are substantially in conformance with the Purchase and Sale Agreement attached as Exhibit B hereto.

SECTION 2. 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 3. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

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Chairman

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Assistant Secretary

September 14, 2022

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