

AN ORDINANCE AUTHORIZING EXECUTION OF INTERGOVERNMENTAL AGREEMENT WITH CHICAGO TRANSIT AUTHORITY CONCERNING LAND EXCHANGE

WHEREAS, the City of Chicago ("City") is a home rule unit of government by virtue of the provisions of the Constitution of the State of Illinois of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Chicago Transit Authority, an Illinois municipal corporation ("CTA"), owns certain real estate located at 3925 W. Cermak Road, Chicago, Illinois, consisting of a 204,194 square foot (4.69 acre) former CTA storage yard, which is legally described in Exhibit A attached hereto (the "CTA Property"); and

WHEREAS, the CTA Property serves as the primary development site for Planned Development 1610, approved by the Chicago Plan Commission on November 20, 2025 ("PD 1610"), a community driven recreation and youth development project in North Lawndale that includes a recreation and wellness facility featuring two indoor turf fields, five full-size basketball courts, youth boxing and fitness programs, a wrestling studio, multipurpose community rooms, a publicly accessible plaza, and significant pedestrian streetscape improvements to Springfield Avenue; and

WHEREAS, the City is interested in acquiring the CTA Property, which forms the core redevelopment footprint of PD 1610, to consolidate site control and enable coordinated design, phasing, and delivery of the PD 1610 program, and

WHEREAS, CTA is willing to exchange the CTA Property for the real property owned by the City located at: 4612-26 West Van Buren Street, Chicago, Illinois; 3828 West Lake Street, Chicago, Illinois; 4218 West Taylor Street, Chicago, Illinois; 4220 West Taylor Street, Chicago, Illinois; 4224 West Taylor Street, Chicago, Illinois; 4226 West Taylor Street, Chicago, Illinois; 4228 West Taylor Street, Chicago, Illinois; 402 North Harding Avenue, Chicago, Illinois; 409 North Harding Avenue, Chicago, Illinois; 412 North Harding Avenue, Chicago, Illinois; 414 North Harding, Chicago, Illinois; 416 North Harding Avenue, Chicago, Illinois; and 418 North Harding Avenue, Chicago, Illinois, which are legally described in Exhibit B attached hereto (the "City Property"); ***now therefore***,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The above findings and recitals are hereby incorporated by reference and constitute a material part of this ordinance.

SECTION 2. The City's conveyance of the City Property to CTA in exchange for CTA's conveyance of the CTA Property to the City is hereby approved.

SECTION 3. The Commissioner of the Department of Planning and Development (the "Commissioner") or a designee of the Commissioner is each hereby authorized to execute an intergovernmental agreement with CTA, substantially in the form attached hereto as Exhibit C, and to execute such other documents as may be necessary or appropriate to implement the transaction, subject to the approval of the Corporation Counsel. Such intergovernmental agreement and other documents may contain terms and provisions that the Commissioner deems appropriate, including, without limitation, indemnification by the City. The Commissioner is further authorized to accept a deed of conveyance from CTA for the CTA Property, subject to the approval of the Corporation

Counsel.

SECTION 4. The Mayor or his proxy is authorized to execute, and the City Clerk is authorized to attest, quitclaim deeds conveying the City Property to CTA.

SECTION 5. This ordinance shall be in full force and effect immediately upon its passage and approval.

Attachments: Exhibit A – Legal Description of CTA Property
Exhibit B – Legal Description of City Properties
Exhibit C – Intergovernmental Agreement