



City of Chicago



O2020-2396

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/20/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 168-B at 255 E 63rd St - App No. 20403
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

STANDARD PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____ consists of approximately 569,634 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Chicago Transit Authority.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right of Way Adjustment map (if applicable); Site Plan (Sub-Area Map, if applicable); Floor Plans (typical, if applicable); Landscape Plan; a Green Roof Plan; and, Building Elevations (North, South, East and West) prepared by (name of architecture firm) and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: Permitted Uses: track vehicle repair and maintenance shop and; all uses permitted in the M2-1 zoning district, as set forth in the Chicago Zoning Ordinance are permitted in Planned Development No. _____. The following uses shall be prohibited: Prohibited Uses: All uses prohibited in the M2-1 zoning district, as set forth in the Chicago Zoning Ordinance, are prohibited in Planned Development No. _____.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR

identified in the Bulk Regulations and Data Table has been determined using a net site area of TBD square feet and a base FAR of TBD.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-130800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE

firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).

CHICAGO TRANSIT AUTHORITY
NON-REVENUE MAINTENANCE SHOP

PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area::	569,634 SF.
Net Site Area::	569,634 SF
Maximum Floor Area Ratio:	1.20
Minimum Number of Off-Street Loading Spaces	2
Minimum Number of Off Street Parking Spaces	24
Maximum Building Height:	44' 9"
Front Setback	38' 0'
Side Setback	20' 0'
Rear Setback	N/A
Percentage of Site coverage	0.10%

APPLICANT: CHICAGO TRANSIT AUTHORITY
ADDRESS: 567 W. LAKE STREET
DATE: MAY 13, 2020

NOT FOR CONSTRUCTION

CHICAGO TRANSIT AUTHORITY
ENGINEERING



SENSITIVE SECURITY INFORMATION

DRAWING SCALE IS NOT GUARANTEED
 CTA ASSUMES NO RISK OF LIABILITY FOR
 ERRORS CAUSED, DIRECTLY OR INDIRECTLY,
 BY SCALING OF THIS DRAWING

NON-REVENUE RAIL VEHICLE
 MAINTENANCE FACILITY
 63RD & CALUMET
 CHICAGO, ILLINOIS 60637

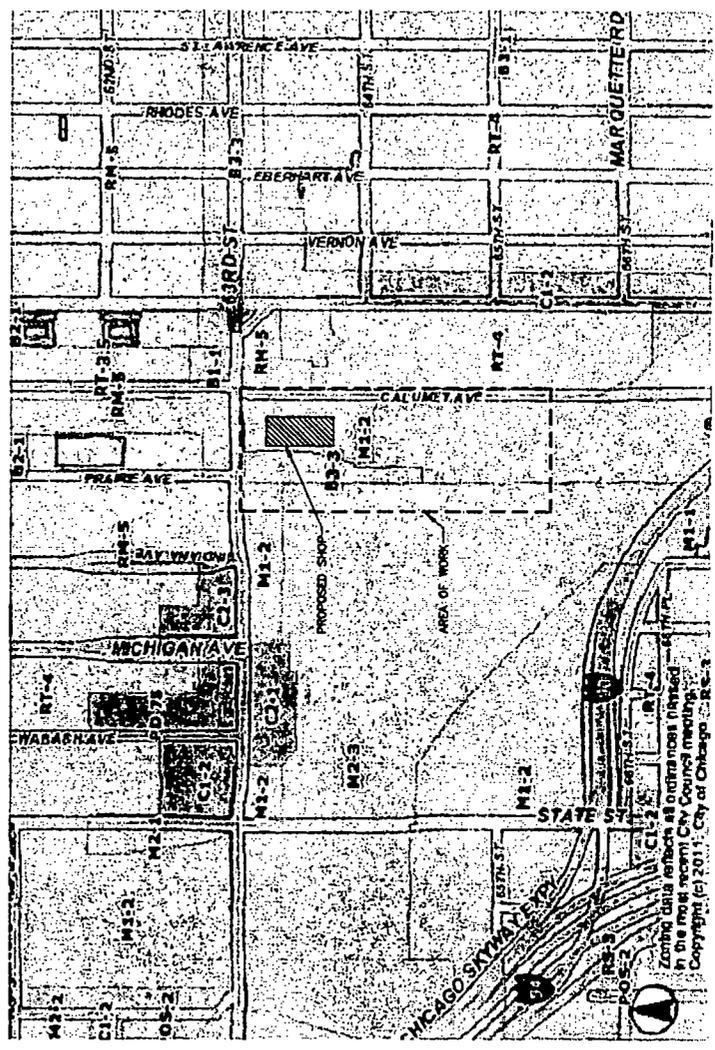
IN CHARGE: J. HARPER
 APPROVED BY: S. MCALPHEE
 CHECKED BY: L. ROGAULICH
 DESIGNED BY: CD, JP, TM
 DRAWN BY: J. PEREZ
 PROJECT NO: 2010-0023
 FILE NAME: 001_2010-0023_G-011

MARK	DATE	DESCRIPTION
0	18 FEB 2010	BRIDGING DOCUMENTS
0	24 JAN 2010	ISSUED FOR 30% SUBMITTAL
0	14 DEC 2010	ISSUED FOR 30% CHECKING
0	05 APR 2010	ISSUED FOR 10% SUBMITTAL
0	18 MAR 2010	ISSUED FOR 10% CHECKING

LOCATION IDENTIFIER: RS063

ZONING MAP

G-011



1 ZONING MAP
 SCALE: CUSTOM



Zoning data reflects all ordinances adopted
 in the most recent City Council meeting.
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NOT FOR CONSTRUCTION

CHICAGO TRANSIT AUTHORITY ENGINEERING

SENSITIVE SECURITY INFORMATION

DE-CLASSIFIED BY: J. MADRIS
 AUTHORITY: 5. ACAC/SSC
 DATE: 03/08/2011

NON-REVENUE RAIL VEHICLE
MAINTENANCE FACILITY
 CHICAGO, ILLINOIS 60637

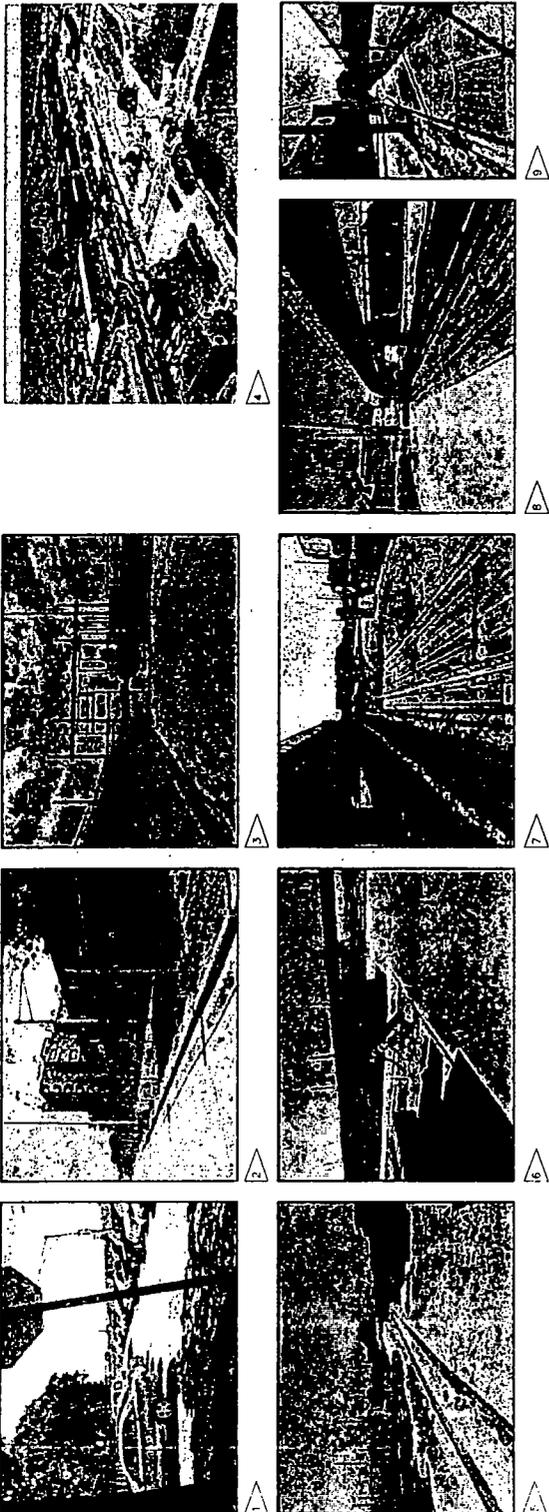
DESIGNED BY: J. MADRIS
 CHECKED BY: S. ZACALSKI
 DRAWN BY: C. FODORLICH
 DATE: 03/08/2011
 PROJECT NO.: 3010-0003
 SHEET NO.: 001-3010-0003-G-10

0	28 FEB 2009	BRIDGING DOCUMENTS
0	17 JAN 2010	ISSUED FOR 30% SUBMITTAL
0	14 DEC 2010	ISSUED FOR 30% CHECKING
0	05 APR 2011	ISSUED FOR 10% SUBMITTAL
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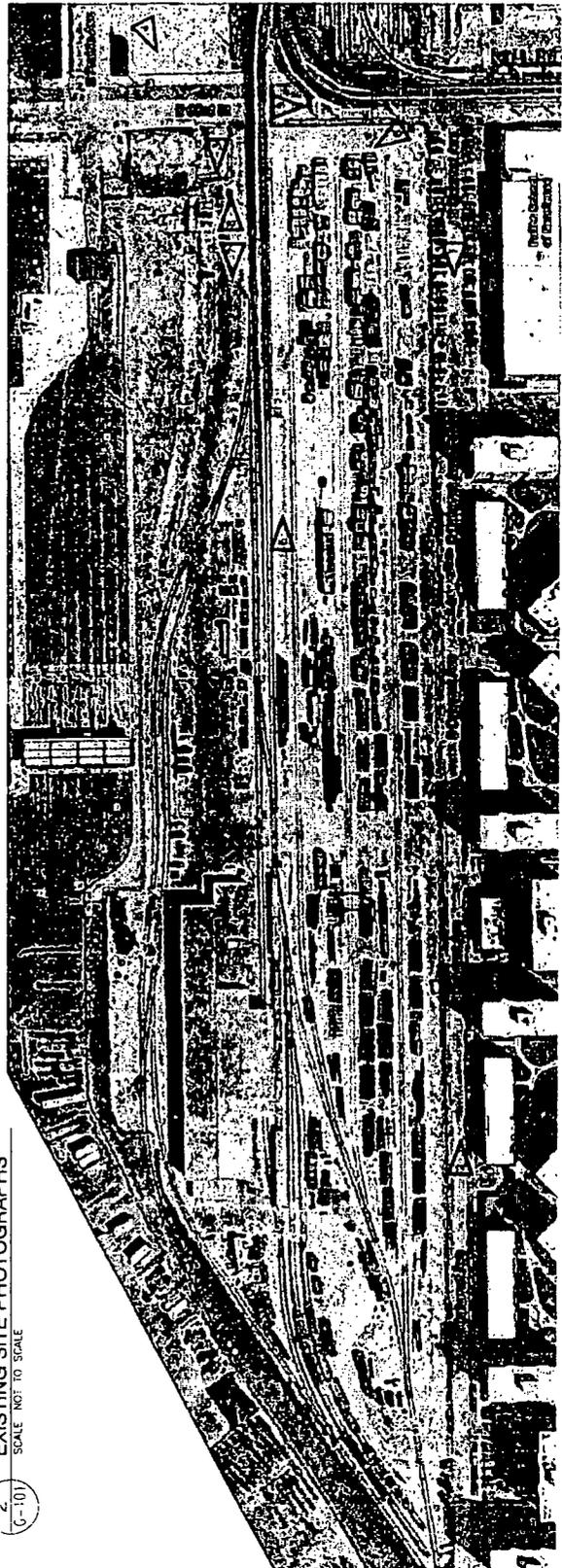
DATE: 03/08/2011
 DRAWN BY: C. FODORLICH
 CHECKED BY: S. ZACALSKI
 DESIGNED BY: J. MADRIS

SITE PHOTOGRAPHS

G-101



2 EXISTING SITE PHOTOGRAPHS
 SCALE: NOT TO SCALE

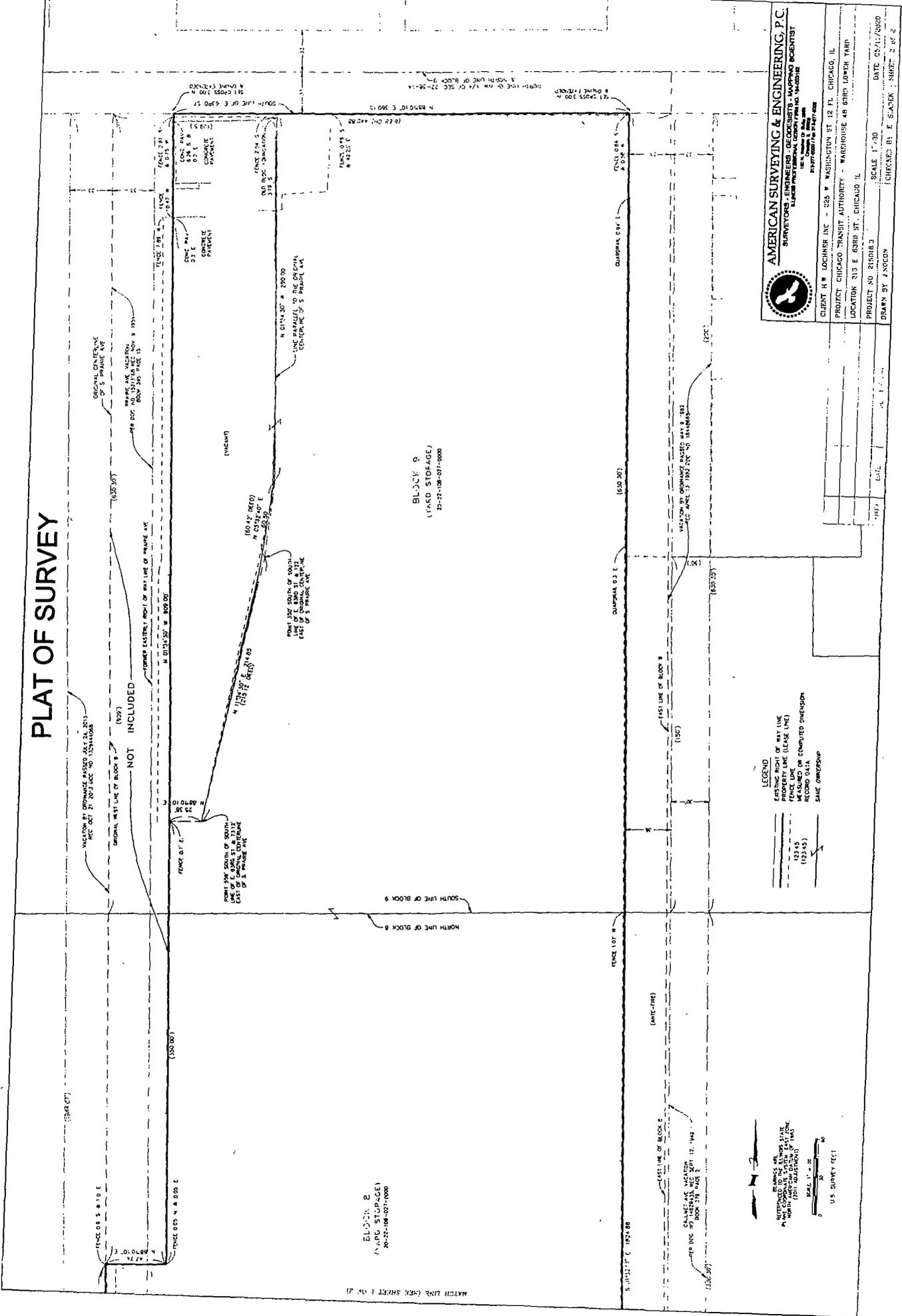


1 AERIAL SITE PHOTOGRAPH
 SCALE: 1" = 100'



NORTH

PLAT OF SURVEY



NOT INCLUDED

VELOCUM BY ORDINANCE PASSED JULY 28, 1913
 SEC. 307 TO 309 SEC. 30, 15TH AND 16TH STS.

POINT 200' SOUTH OF SOUTH-LINE OF E. 63RD ST. & 152' WEST LINE OF S. 5TH AVENUE

POINT 200' SOUTH OF SOUTH-LINE OF E. 63RD ST. & 152' WEST LINE OF S. 5TH AVENUE

POINT 200' SOUTH OF SOUTH-LINE OF E. 63RD ST. & 152' WEST LINE OF S. 5TH AVENUE

POINT 200' SOUTH OF SOUTH-LINE OF E. 63RD ST. & 152' WEST LINE OF S. 5TH AVENUE

POINT 200' SOUTH OF SOUTH-LINE OF E. 63RD ST. & 152' WEST LINE OF S. 5TH AVENUE

POINT 200' SOUTH OF SOUTH-LINE OF E. 63RD ST. & 152' WEST LINE OF S. 5TH AVENUE

BLOCK 9

LEASED STORAGE

22-37-108-07-0000

LEGEND

SOLID LINE - EXISTING RIGHT OF WAY LINE

DASHED LINE - PROPERTY LINE (LEASE LINE)

DOTTED LINE - MEASUREMENT OR COMPUTED DIMENSION

SQUARE WITH DIMENSIONS - RECORD DATA

WAVE LINE - SAME DIMENSIONS

RECORD DATA

SCALE 1" = 30'

U.S. SURVEY FEET



AMERICAN SURVEYING & ENGINEERING, P.C.

SURVEYORS • ENGINEERS • GEODETISTS • MAPPING SCIENTISTS

1100 N. LAKE STREET, SUITE 100
 CHICAGO, ILLINOIS 60642

CLIENT: H.W. LOCHNER, INC. - 225 W. WASHINGTON ST. 12 FL. CHICAGO, IL

PROJECT: CHICAGO TRANSIT AUTHORITY - WAREHOUSE 48 BRICK LOWER YARD

LOCATION: 313 E. 63RD ST., CHICAGO IL

PROJECT NO: 210818 J

SCALE: 1" = 30'

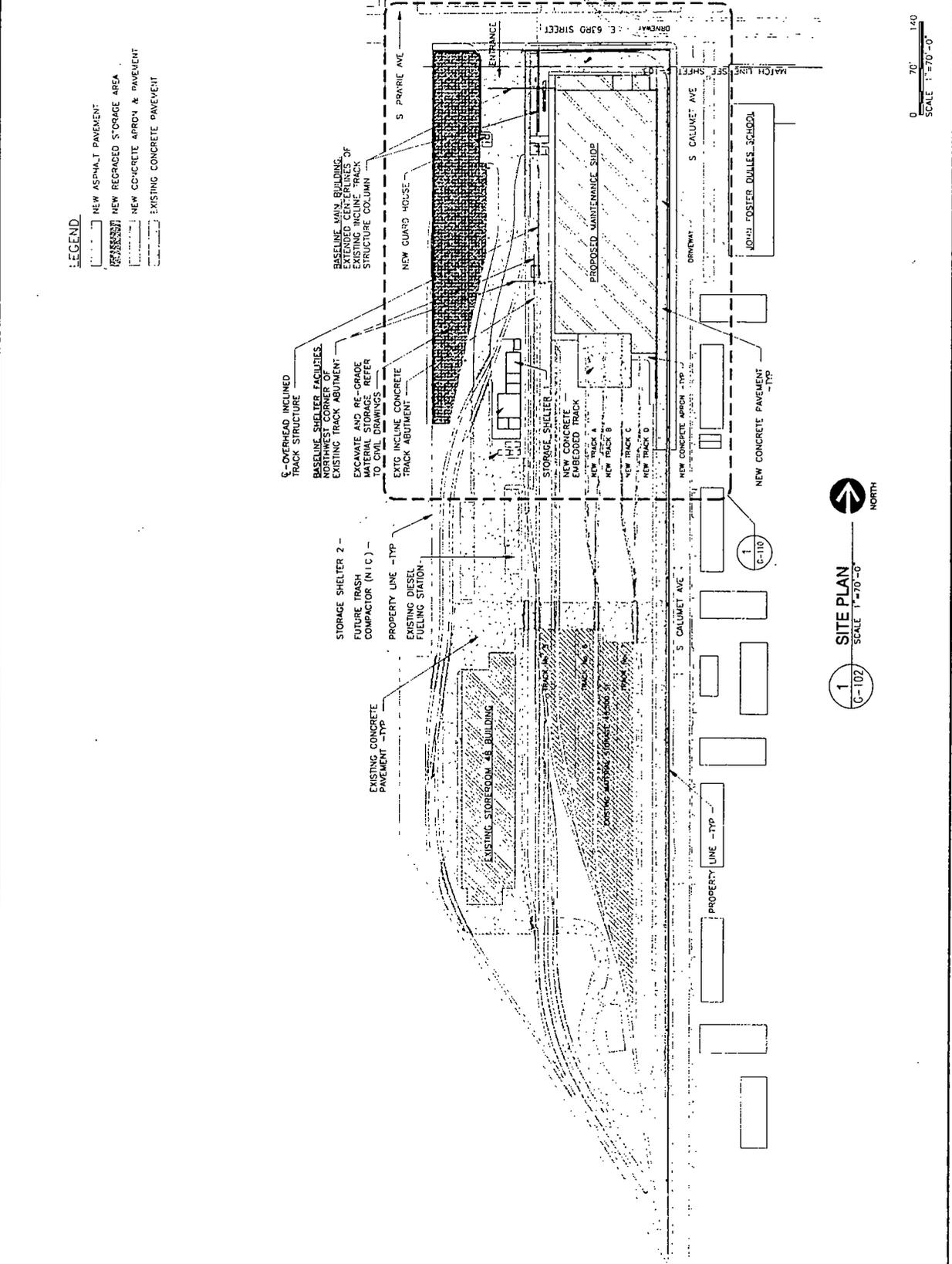
DATE: 05/17/2000

DRAWN BY: J. NACON

CHECKED BY: E. SACKER

SHEET 1 OF 2

MATCH LINE (SEE SHEET 1 OF 2)



LEGEND

- NEW ASPHALT PAVEMENT
- NEW REGRADED STORAGE AREA
- NEW CONCRETE APPROX & PAVEMENT
- EXISTING CONCRETE PAVEMENT

CHICAGO TRANSIT AUTHORITY ENGINEERING

SENSITIVE SECURITY INFORMATION

DATE: 01/14/2019
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

NON-REVENUE RAIL VEHICLE MAINTENANCE FACILITY
 63RD & CALUMET
 CHICAGO, ILLINOIS 60637

PROJECT NO.: 2010-0033
 SHEET NO.: 001-2010-0033-G-102

DATE: 01/14/2019
 TIME: 10:00 AM

0 178 FEB 2008 BRIDGING DOCUMENTS
 0 124 MAY 2009 ISSUED FOR 30% SUBMITTAL
 0 14 DEC 2010 ISSUED FOR 30% CHECKING
 0 05 APR 2018 ISSUED FOR 10% SUBMITTAL
 0 16 MAR 2018 ISSUED FOR 10% CHECKING

REVISIONS:
 NO. DATE DESCRIPTION

LOCATION IDENTIFIER: RS063

SITE PLAN - GENERAL REFERENCES

G-102

NOT FOR CONSTRUCTION

CHICAGO TRANSIT AUTHORITY
ENGINEERING

SENSITIVE SECURITY INFORMATION

DEFINITION OF MODIFICATIONS TO THE ORIGINAL PLAN SHALL BE MADE BY THE CHICAGO TRANSIT AUTHORITY. ANY CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE DESIGNER.

NON-REVENUE RAIL VEHICLE
 MAINTENANCE FACILITY
 63RD & CALUMET
 CHICAGO, ILLINOIS 60631

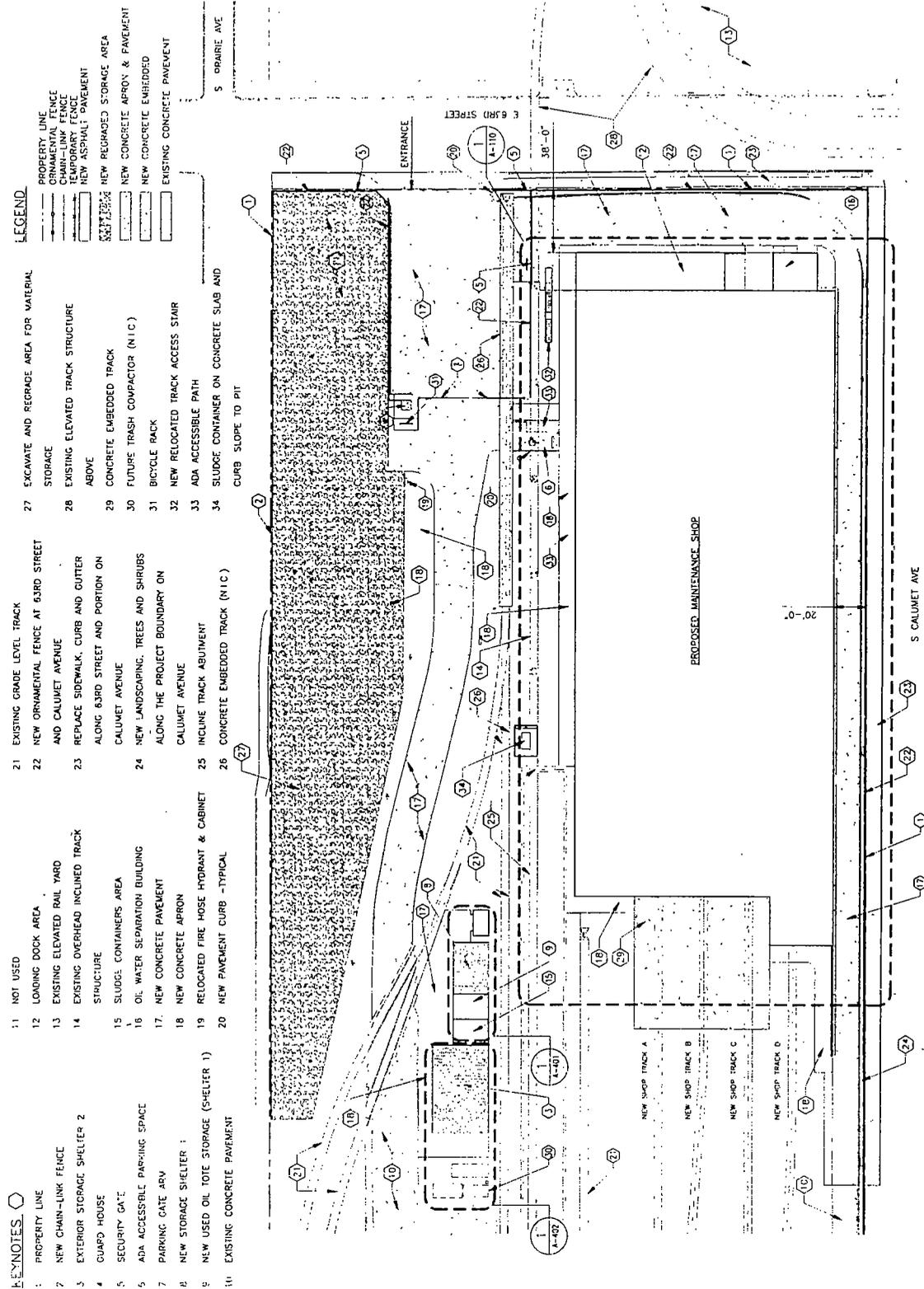
PROJECT NO. 001-2010-0023-C-1-10
 DATE: 08/11/10
 DRAWING: 001-2010-0023-C-1-10

0 28 FEB 2010 BRIDGING DOCUMENTS
 0 14 JAN 2010 ISSUED FOR 30% SUBMITTAL
 0 14 DEC 2010 ISSUED FOR 30% CHECKING
 0 08 APR 2010 ISSUED FOR 10% SUBMITTAL
 0 14 MAR 2010 ISSUED FOR 10% CHECKING
 DATE: DEC 27 2010

LOCATION IDENTIFIER: RS063

ENLARGED SITE PLAN

G-110



- LEGEND**
- PROPERTY LINE
 - ORNAMENTAL FENCE
 - CHAIN-LINK FENCE
 - TEMPORARY FENCE
 - NEW ASPHALT PAVEMENT
 - NEW REINFORCED STORAGE AREA
 - NEW CONCRETE APRON & FAVEMENT
 - NEW CONCRETE EMBEDED
 - EXISTING CONCRETE PAVEMENT

- KEYNOTES**
- 11 NOT USED
 - 12 LOADING DOCK AREA
 - 13 EXISTING ELEVATED RAIL YARD
 - 14 EXISTING OVERHEAD INCLINED TRACK STRUCTURE
 - 15 SLOTTED CONTAINERS AREA
 - 16 OIL WATER SEPARATION BUILDING
 - 17 NEW CONCRETE PAVEMENT
 - 18 NEW CONCRETE APRON
 - 19 RELOCATED FIRE HOSE HYDRANT & CABINET
 - 20 NEW PAVEMENT CURB -TYPICAL
 - 21 EXISTING GRADE LEVEL TRACK
 - 22 NEW ORNAMENTAL FENCE AT 63RD STREET AND CALUMET AVENUE
 - 23 REPLACE SIDEWALK, CURB AND GUTTER ALONG 63RD STREET AND PORTION ON CALUMET AVENUE
 - 24 NEW LANDSCAPING, TREES AND SHRUBS ALONG THE PROJECT BOUNDARY ON CALUMET AVENUE
 - 25 INCLINE TRACK ABUTMENT
 - 26 CONCRETE EMBEDDED TRACK (N/C)
 - 27 EXCAVATE AND REGRADE AREA FOR MATERIAL STORAGE
 - 28 EXISTING ELEVATED TRACK STRUCTURE ABOVE
 - 29 CONCRETE EMBEDDED TRACK
 - 30 FUTURE TRASH COMPACTOR (N/C)
 - 31 BICYCLE RACK
 - 32 NEW RELOCATED TRACK ACCESS STAIR
 - 33 ADA ACCESSIBLE PATH
 - 34 SLUDGE CONTAINER ON CONCRETE SLAB AND CURB SLOPE TO PIT

1 ENLARGED SITE PLAN
 SCALE: 1"=70'-0"
 NORTH

0 30' 60'
 SCALE: 1"=30'-0"

NOT FOR CONSTRUCTION



SENSITIVE SECURITY INFORMATION

DRAWING SCALE IS NOT GUARANTEED. CTA ASSUMES NO RISK OF LIABILITY FOR ERRORS CAUSED, DIRECTLY OR INDIRECTLY, BY SCALING OF THIS DRAWING.

NON-REVENUE RAIL VEHICLE MAINTENANCE FACILITY 63RD & CALUMET CHICAGO, ILLINOIS 60637

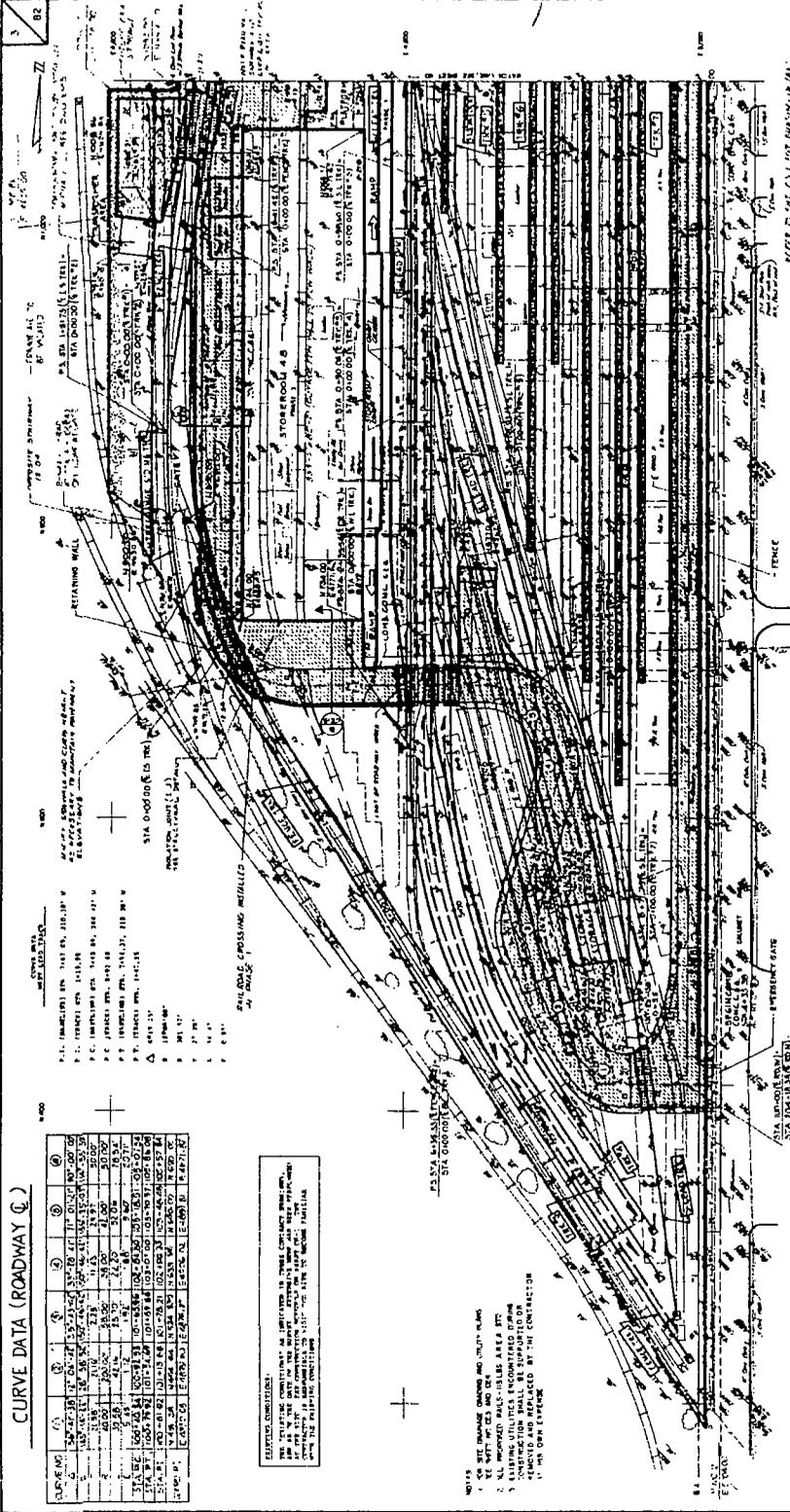
IN CHARGE J. HARPER
APPROVED BY CTA
CHECKED BY [SUPERVISOR]
DESIGNED BY [ARCHITECT/ENGINEER]
DRAWN BY [CAD OPERATOR]
PROJECT NO 2010-0023
FILE NAME 001_2010-0023_G-702

0 26 FEB 2020 BRIDGING DOCUMENTS
0 24 JAN 2020 ISSUED FOR 30% SUBMITTAL
0 14 DEC 2019 ISSUED FOR 30% CHECKING

MARK DATE DESCRIPTION
LOCATION IDENTIFIER: RS063

AS-BUILT GENERAL SITE PLAN (SOUTH) CE-1

G-702



CURVE DATA (ROADWAY C)

Table with columns for CURVE NO, STA, CURVE DATA, and other technical specifications.

EXPLANATORY NOTES: 1. THIS DRAWING IS FOR INFORMATION ONLY... 2. ALL DIMENSIONS ARE IN FEET AND INCHES... 3. CONSTRUCTION SHALL BE SUBMITTED TO THE CONTRACTOR...

Chicago Transit Authority logo, title block, legend, notes, and revision table.

FOR REFERENCE ONLY

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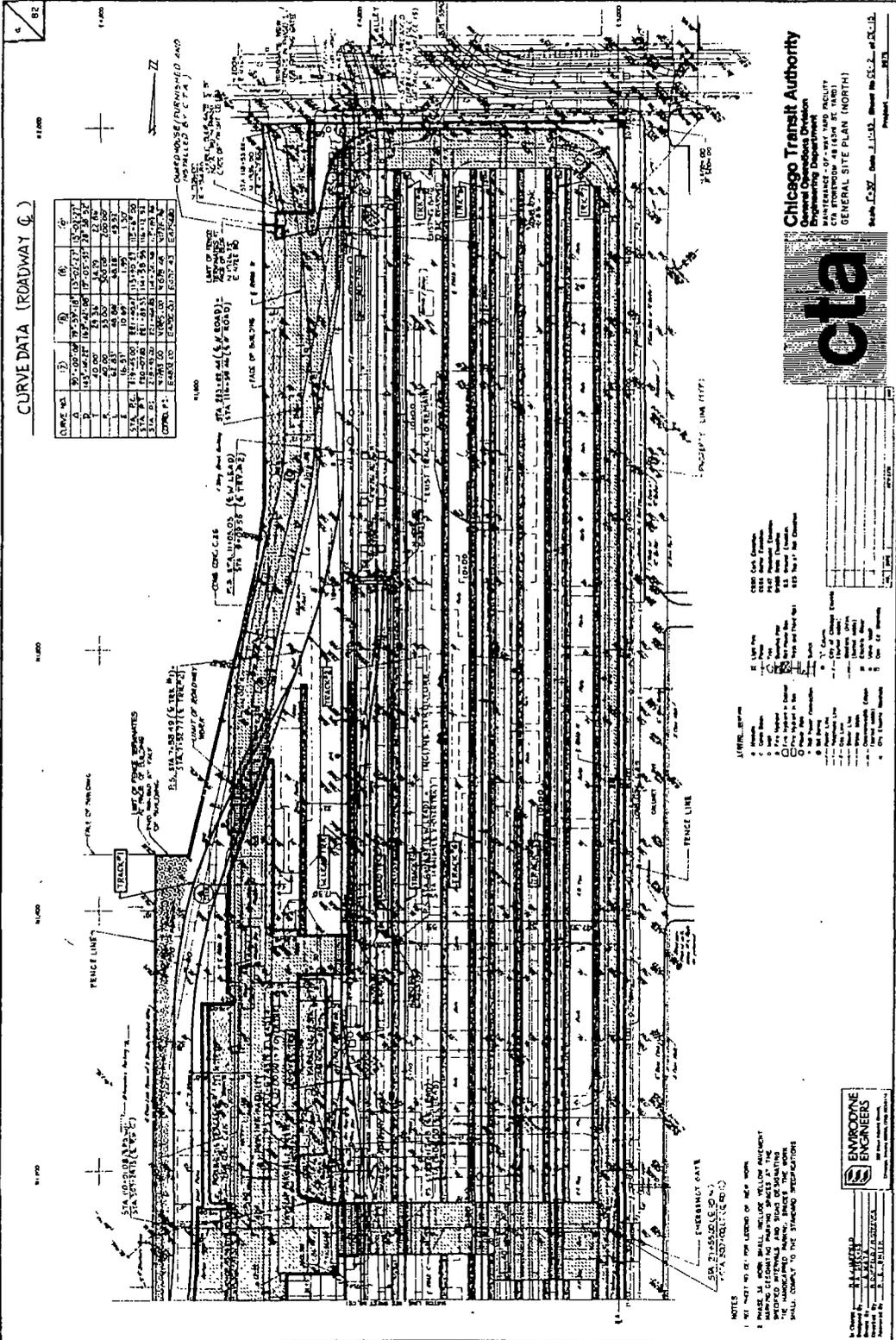
NON-REVENUE RAIL VEHICLE
MAINTENANCE FACILITY
63RD & CALUMET
CHICAGO, ILLINOIS 60637

IN CHARGE: J. HARPER
APPROVED BY: CTA
CHECKED BY: SUPERVISOR
DESIGNED BY: ARCHITECT/ENGINEER
DRAWN BY: CAD OPERATOR
PROJECT NO: 2010-0023
FILE NAME: 001_2010-0023_G-703

MARK	DATE	DESCRIPTION
0	28 FEB 2020	BRIDGING DOCUMENTS
0	24 JAN 2020	ISSUED FOR 30% SUBMITTAL
0	14 DEC 2019	ISSUED FOR 30% CHECKING

LOCATION IDENTIFIER: RS063
AS-BUILT
GENERAL SITE PLAN (NORTH)
CE-2

G-703



CURVE DATA (ROADWAY C)

CURVE NO.	①	②	③	④	⑤	⑥
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2	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
3	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
4	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
5	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
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7	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
8	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
9	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00
10	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00	10+00.00

Chicago Transit Authority
Engineering Department
GENERAL SITE PLAN (NORTH)
Scale: 1"=50' Date: J. 11.13.19. Sheet No. CE-2 of CE-12



- NOTES**
- SEE SHEET G-704 FOR LOCATION OF NEW WORK.
 - ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO GRADE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO AS-BUILT UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO EXISTING UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO PROPOSED UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
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 - ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO GRADE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO AS-BUILT UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO EXISTING UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO PROPOSED UNLESS OTHERWISE NOTED.

FOR REFERENCE ONLY

EMPRODINE ENGINEERS
1111 N. LA SALLE ST.
CHICAGO, IL 60610
TEL: 312.467.1111
WWW.EMPRODINE.COM

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CHICAGO TRANSIT AUTHORITY ENGINEERING

SENSITIVE SECURITY INFORMATION

NON-REVERSE RAIL VEHICLE MAINTENANCE FACILITY
6480 & CALUMET
CHICAGO, ILLINOIS 60637

BY: J. HARPER
CHECKED BY: J. HARPER
DESIGNED BY: J. HARPER
DRAWN BY: J. HARPER
DATE: 2010-03-23
FILE NAME: 090_2010-0323_A-110

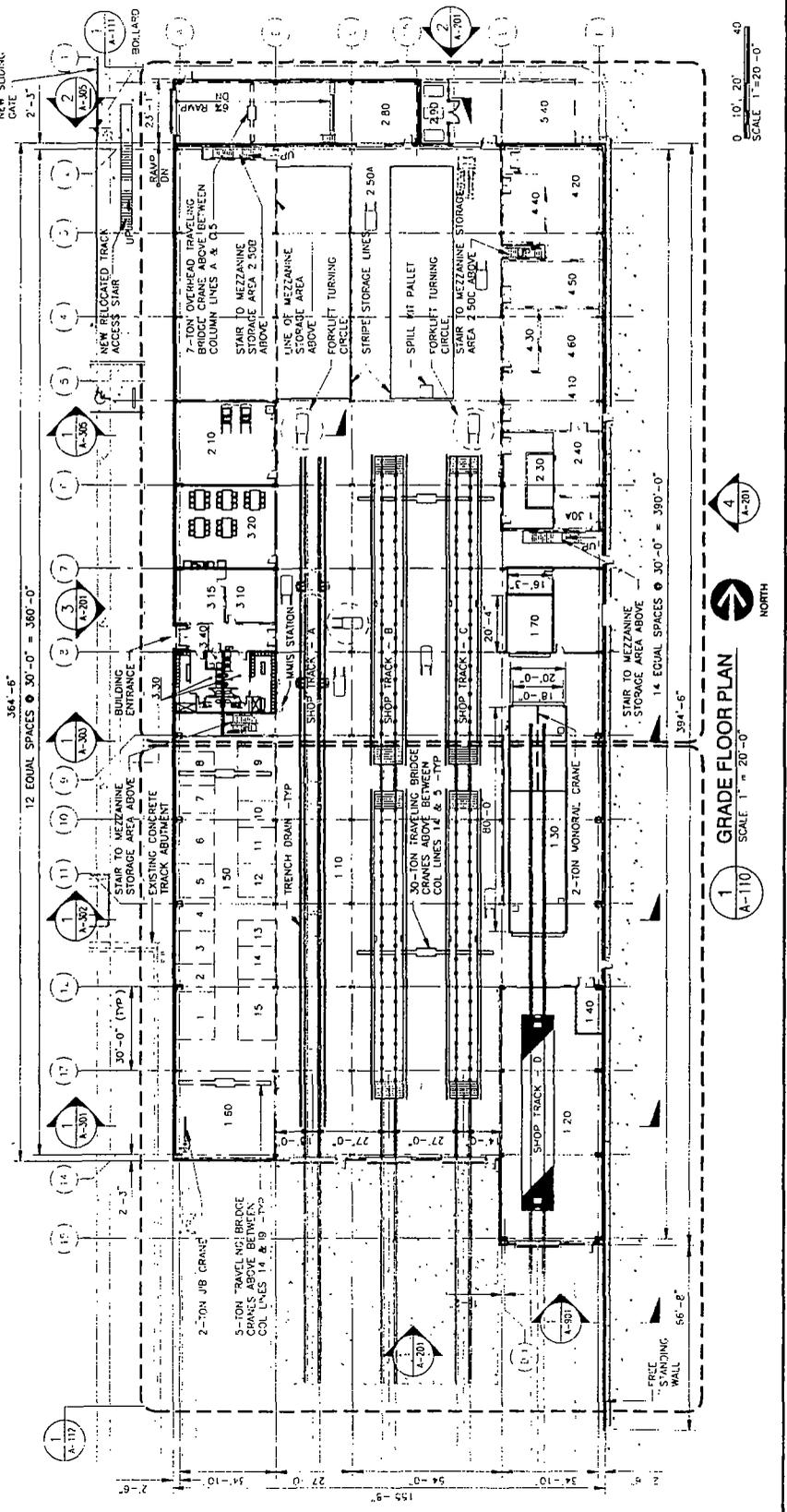
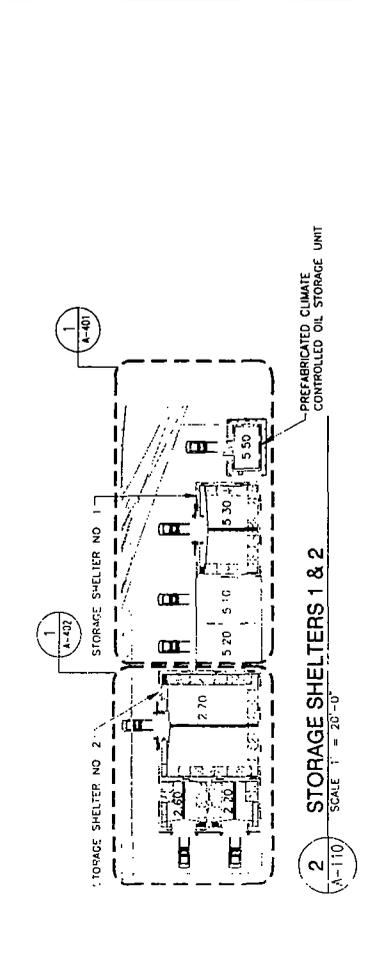
DATE: 09/20/2010
BY: J. HARPER
CHECKED BY: J. HARPER
DESIGNED BY: J. HARPER
DRAWN BY: J. HARPER
DATE: 2010-03-23
FILE NAME: 090_2010-0323_A-110

GRADE FLOOR PLANS AND ROOM SCHEDULE

A-110

PMP ROOM SCHEDULE

NO	SPACE
100	SHOP AREA
110	PRIMARY SHOP FLOOR
120	POWER WASH AREA
130	PAINT SPRAY BOOTH
140	STEAM CLEANING EQUIPMENT ROOM
150	MACHINE SHOP (1 THRU 15)
160	WELDING ROOM
170	BLASTING ROOM
200	OPERATIONAL SUPPORT AREAS
210	BATTERY STORAGE / CHARGING
220	WELDING GAS STORAGE
230	WELDING EQUIPMENT STORAGE
240	AIR COMPRESSOR ROOM
250A	STORAGE AREA
250B	MEZZANINE STORAGE AREA
260	MEZZANINE STORAGE AREA
270	BULWASTE STORAGE
280	LOADING DOCK
290	EXTERIOR STORAGE (TRASH)
300	EXTERIOR SUPPORT AREAS
310	FOREMAN'S OFFICE
315	FOREMAN'S TOOL CRIB
320	CLASSROOM / LUNCH ROOM
330	TOILET / LOCKERS
340	JANITOR'S CLOSET
400	BUILDING SUPPORT AREAS
410	MECHANICAL ROOM
420	ELECTRICAL ROOM
430	COMMUNICATIONS ROOM
440	WATER TREATMENT ROOM
450	SWITCH GEAR ROOM FIRE RUMOR ROOM
500	EXTERIOR SUPPORT AREAS
510	USED OIL OLE STORAGE
520	SLOTTED CONTAINERS
530	USED OIL STORAGE
540	WATER SUPPLY EQUIPMENT
550	CLIMATE CONTROLLED
560	GUARD HOUSE



0' 10" 20" 40"
SCALE 1" = 20'-0"

4
A-110

1
A-110
SCALE 1" = 20'-0"

1
A-110
SCALE 1" = 20'-0"

NOT FOR CONSTRUCTION

**CHICAGO TRANSIT AUTHORITY
ENGINEERING**

SENSITIVE SECURITY INFORMATION

DO NOT REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**NON-REVENUE REAL VEHICLE
MAINTENANCE FACILITY**
SAPD & CALUMET
CHICAGO, ILLINOIS 60637

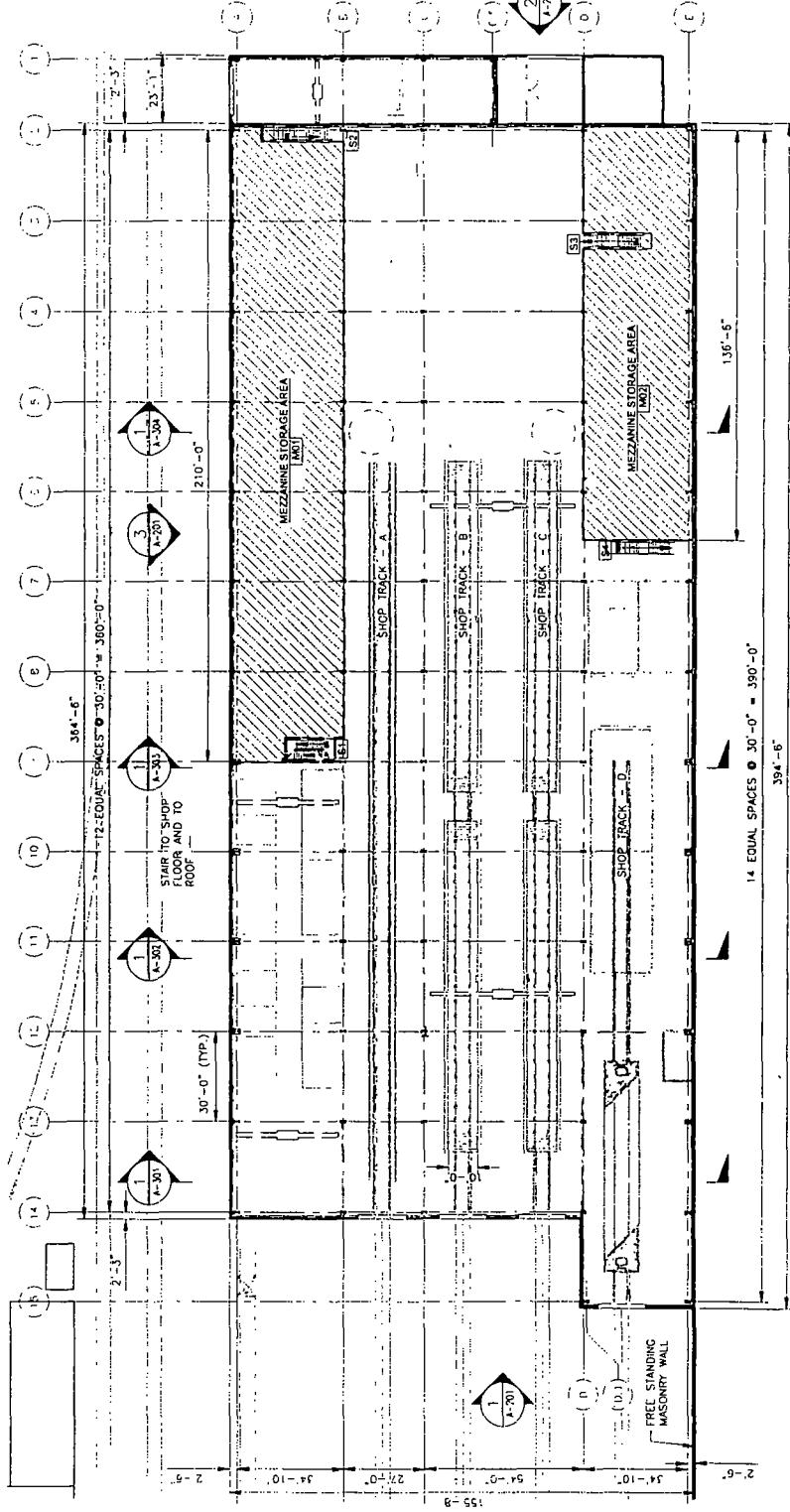
DESIGNED BY: J. TRIMPER
CHECKED BY: S. MOGENSEN
DATE: 11/11/11
PROJECT NO: 2010-0023
SHEET NO: A-114

0 28 FEB 2008 BRIDGING DOCUMENTS
0 24 JAN 2008 ISSUED FOR 30% SUBMITTAL
0 14 DEC 2008 ISSUED FOR 30% CHECKING
0 06 APR 2008 ISSUED FOR 10% SUBMITTAL
0 15 MAR 2008 ISSUED FOR 10% CHECKING
MAG: CASE 1 DESIGNATION

LOCATION IDENTIFIER: RS063

MEZZANINE LEVEL PLAN

A-114



0 10 20 40
SCALE 1"=20'-0"

1
A-114
SCALE 1"=20'-0"

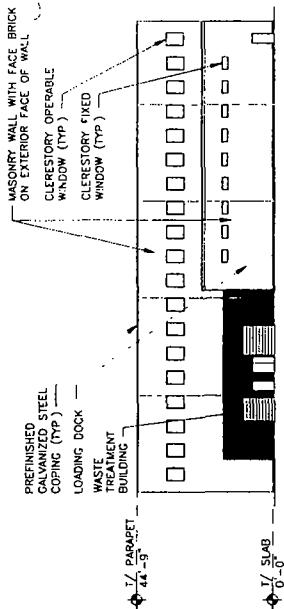
MEZZANINE PLAN
SCALE 1"=20'-0"

4
A-20
NORTH

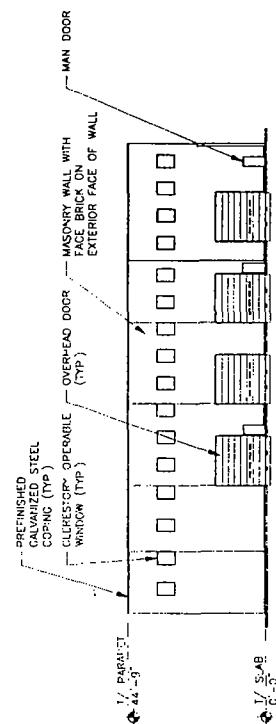
NOT FOR CONSTRUCTION

GENERAL NOTES

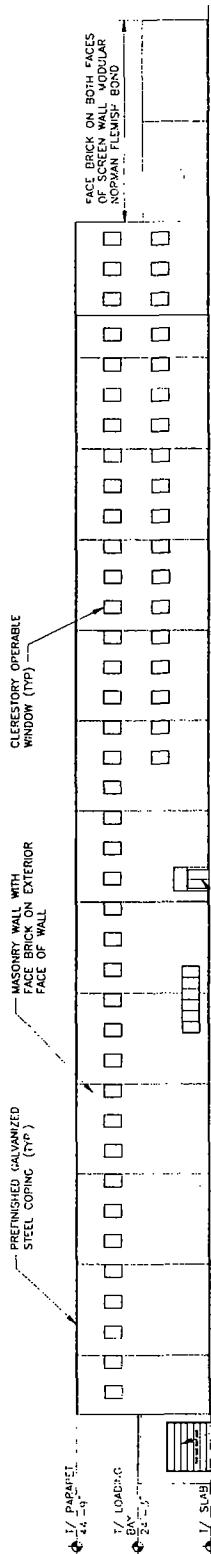
- 1. PROVIDE CONTROL JOINTS AT CONCRETE MASONRY WALL AS REQUIRED



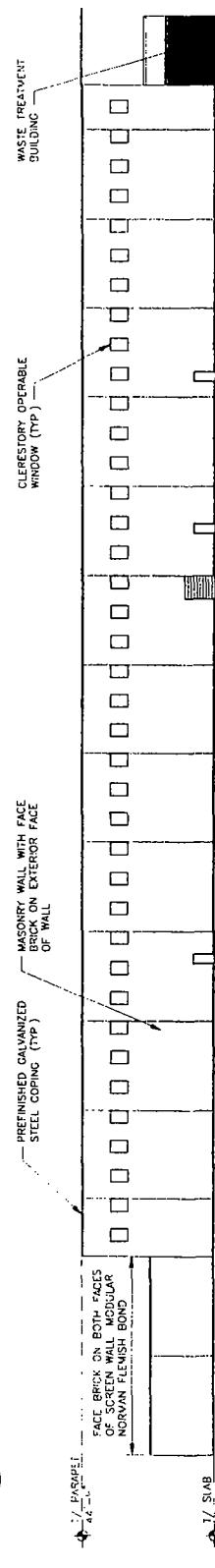
2 NORTH ELEVATION
SCALE 1" = 20'-0"



1 SOUTH ELEVATION
SCALE 1" = 20'-0"



3 WEST ELEVATION
SCALE 1" = 20'-0"



4 EAST ELEVATION
SCALE 1" = 20'-0"

0 10' 20' 40'
SCALE 1" = 20'-0"

CHICAGO TRANSIT AUTHORITY ENGINEERING

SENSITIVE SECURITY INFORMATION

DO NOT SCALE FROM THIS DRAWING
FOR DIMENSIONS OR FOR CONSTRUCTION
PURPOSES. ALL DIMENSIONS SHALL BE
AS SHOWN ON THE DRAWING.

NON-REVENUE RAIL VEHICLE MAINTENANCE FACILITY
CHICAGO ILLINOIS 60667

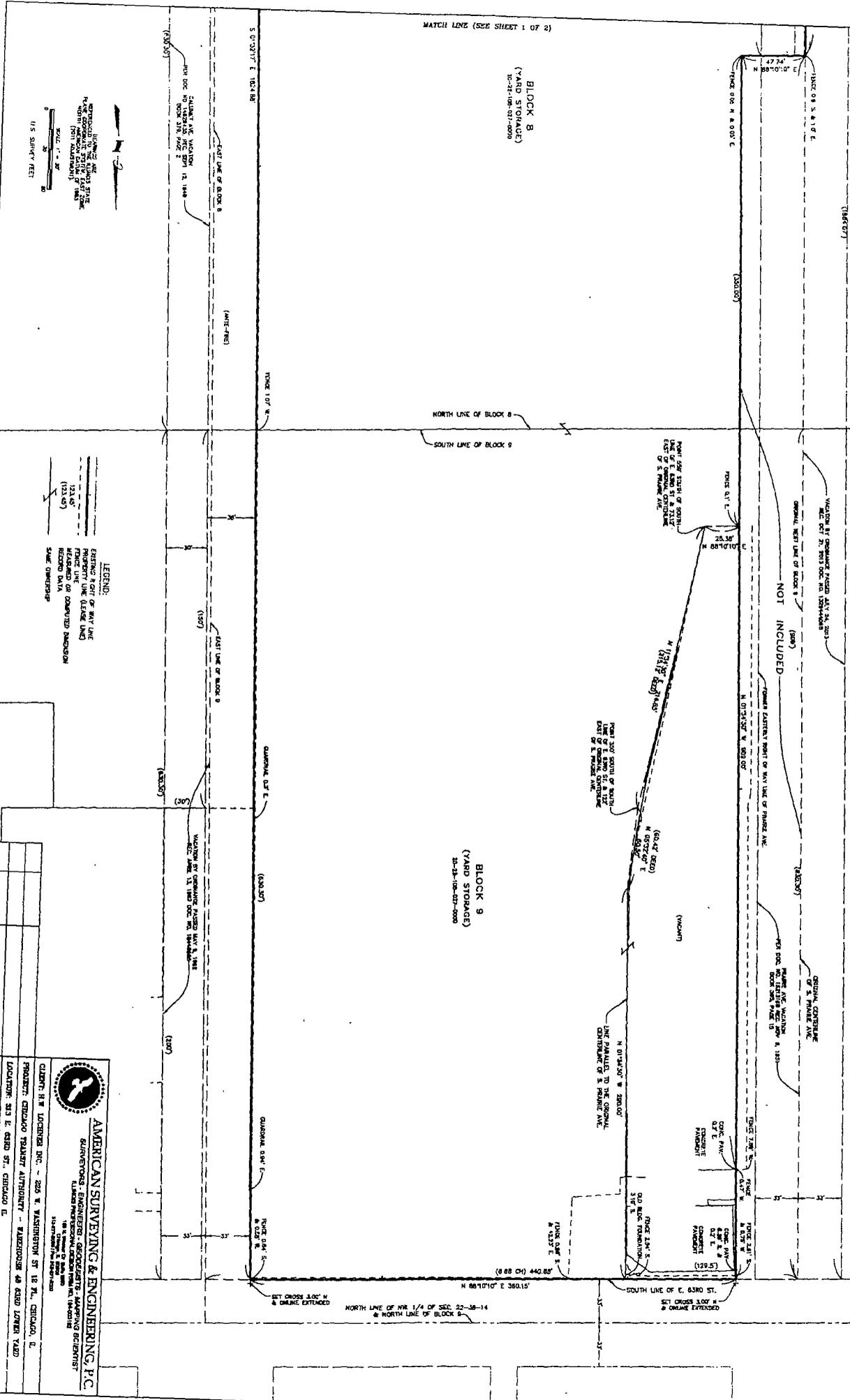
PROJECT NO.	100-000000
APPROVED BY	S. MOULDER
CHECKED BY	L. PROGNONCH
DESIGNED BY	CHICAGO ILLINOIS 60667
DATE	03/10/2019
FILE NAME	089-20000-00001-A-201

DATE: 03/10/2019
BY: S. MOULDER

ELEVATIONS

A-201

PLAT OF SURVEY



WORK	DATE	DESCRIPTION

AMERICAN SURVEYING & ENGINEERING, P.C.
 SURVEYORS - ENGINEERS - GEODETS - MAPPING SCIENTISTS
 11400 W. 111th Street, Suite 100, Overland Park, KS 66211
 (913) 241-1111
 www.american-surveying.com

CLIENT: S.W. LACERDA INC. - 225 W. WASHINGTON ST. 12 FL. CHICAGO, IL
 PROJECT: CHICAGO TRAMWAY ALTERNATIVE - ALTERNATIVE 4B CHSD LOWER YARD
 LOCATION: 323 E. 63RD ST., CHICAGO, IL
 PROJECT NO. 210118
 SCALE: 1"=50'
 CHECKED BY: B. SLADY
 DATE: 09/11/2020
 SHEET: 2 of 2

NOT FOR CONSTRUCTION

Check Print

1 OF 1

COPY NUMBER	BY	DATE
DRAWING CHECK ONLY		
CHECKED BY	DATE	
CHECK ACTIVITY	BY	DATE
DESIGNED	BY	DATE
REVISIONS	BY	DATE
DATE	BY	DATE



CHICAGO TRANSIT AUTHORITY ENGINEERING

SENSITIVE SECURITY INFORMATION

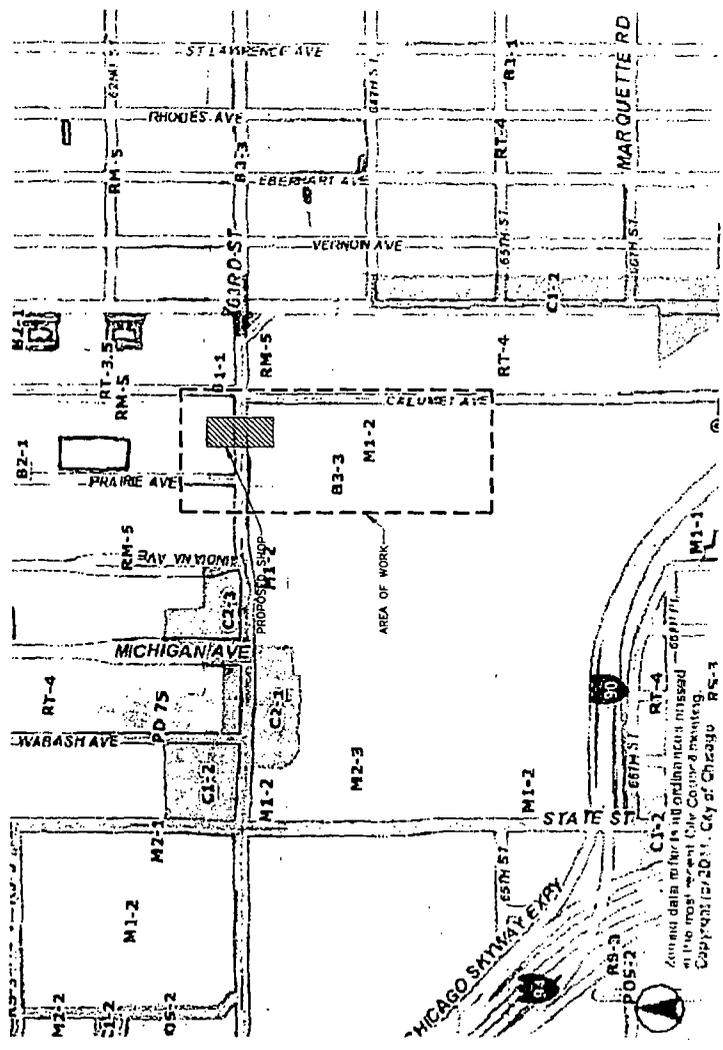
NON-REVENUE RAIL VEHICLE MAINTENANCE FACILITY
63RD & CALUMET
CHICAGO, ILLINOIS 60637

IN CHARGE: J. HARRER
APPROVED: S. MCALEESE
CHECKED: L. ROGLINICH
DESIGNED: G. J. PEREZ
FILE NO: 2010-0023
FILE DATE: 001-2010-0023_G-011

0. 14 DEC 2018 ISSUED FOR USE CHECKING
0. 06 APR 2018 ISSUED FOR USE SUBMITAL
0. 16 MAR 2018 ISSUED FOR USE CHECKING
DATE: 03/15/2018
BY: J. HARRER
ID: 001-2010-0023_G-011

ZONING PLAN & ZONING GENERAL NOTES

G-011



Zone data not to be used in any ordinance unless approved by the City Council meeting.
Copyright © 2011, City of Chicago

#20403
INTRO DATE
May 20, 2020

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-2 District symbols and indications as shown on Map No. 168B in the area bounded by:

63rd Street on the north; Calumet Avenue on the east; Prairie Avenue on the west and the Chicago Skyway on the southwest

to those of a M2-1 District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B-3-3 District symbols and indications as shown on Map No. 168B in the area bounded by:

63rd Street on the north; Calumet Avenue on the east; Prairie Avenue on the west and the Chicago Skyway on the southwest

to those of a M2-1 District.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

#20403
INTRO DATE
May 20, 2020

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

63rd Street and Calumet Avenue

2. Ward Number that property is located in: 20

3. APPLICANT Chicago Transit Authority

ADDRESS 567 West Lake Street CITY Chicago

STATE IL ZIP CODE 60661 PHONE _____

EMAIL stein@lgcounsel.com CONTACT PERSON Sanford Stein

4. Is the applicant the owner of the property? YES X NO _____

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Sanford M. Stein

ADDRESS 8 175 W. Jackson Blvd., Suite 950

CITY Chicago STATE IL ZIP CODE 60604

STATE _____ ZIP CODE _____ PHONE _____

PHONE (312) 456-2715 FAX _____ EMAIL stein@lgcounsel.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

NA

7. On what date did the owner acquire legal title to the subject property? September 30, 1947

8. Has the present owner previously rezoned this property? If yes, when?

NO

9. Present Zoning District M1-2 , B3-3 Proposed Zoning District Planned Development

10. Lot size in square feet (or dimensions) 569,634 square feet

11. Current Use of the property Warehouse, outdoor storage

12. Reason for rezoning the property To establish a maintenance facility for non-revenue CTA vehicles

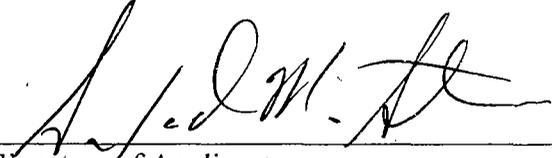
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The proposed use of the property is as a maintenance facility

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

Sanford M. Stein, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this
_____ day of _____, 20_____.

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

City Of Chicago

Application for an Amendment to The Chicago Zoning Ordinance

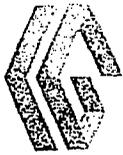
Property Address: 255 East 63rd Street

Project Description

13. The proposed use of the property is as a maintenance facility for non-revenue track vehicles owned by the CTA. Non-revenue track vehicles are those used for track maintenance and other purposes that are not revenue producing vehicles such as passenger cars. There will be no dwelling units on the property; there will be 24 employee parking spaces for employees working at the facility; there will be no commercial space. Industrial space will consist of a principle building the maintenance shop, and several lesser buildings as follows: guard house; hazmat storage; used oil; and waste treatment.

The principle structure, the maintenance shop, will be bounded by a new ornamental fence at 63rd Street and Calumet Avenue. A new concrete walkway will be installed at 63rd Street and Calumet Avenue, and new asphalt pavement will be installed from the concrete walkway to the property line. New landscaping, trees and shrubs, will be installed along the Calumet Avenue property line. In general the exterior of the site will be an aesthetic improvement over existing conditions.

The exterior of the maintenance shop will be a masonry wall with glazed brick exterior. Clear windows will be installed along the upper exterior of the building on all four sides. The building will be 43 feet high consisting of interior tracks, workspace and a mezzanine storage areas.



L&G LAW GROUP LLP
— ATTORNEYS AT LAW —

175 W. Jackson Blvd.
Suite 950
Chicago, IL 60604
T 312.364.2500
F 312.364.1003
www.lgcounsel.com

Sanford M. Stein
T: 312.456.2715
E: stein@lgcounsel.com

May 18, 2020

Honorable Thomas Tunney
Chairman Committee on Zoning
121 N. LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

The undersigned, Sanford M. Stein, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately May 19, 2020.



L&G LAW GROUP LLP
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Chicago, IL 60604
T 312.364.2500
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www.lgcounsel.com

Sanford M. Stein
T: 312.456.2715
E: sstein@lgcounsel.com

May 18, 2020

Dear Property Owner:

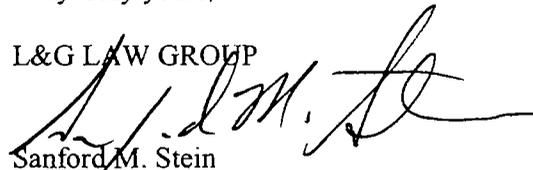
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about May 19, 2020, the undersigned will file an application for a change in zoning from M1-2 to M2-1 on behalf of The Chicago Transit Authority ("CTA") for the property located at 255 East 63rd Street, Chicago, Illinois. The Applicant will, at the same time, apply for a Planned Development consistent with the Chicago Zoning Ordinance to permit the use of the subject property for a maintenance shop for CTA vehicles.

The CTA is located at 567 W. Lake Street, Chicago, Illinois 60661. The contact person for this application is Sanford M. Stein, 225 W. Washington, Suite 2600, Chicago, IL 60606.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because you own property within 250 feet of the property to be rezoned.

Very truly yours,

L&G LAW GROUP



Sanford M. Stein

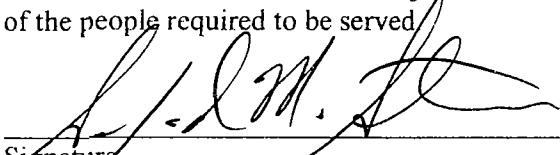
L & G Law Group

Honorable Thomas Tunney

-2-

May 18, 2020

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Signature

Subscribed and Sworn to before me this
_____ day of _____ 20 _____.

Notary Public