



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** SO2020-2396  
**Type:** Ordinance **Status:** Passed  
**File created:** 5/20/2020 **In control:** City Council  
**Final action:** 4/21/2021  
**Title:** Zoning Reclassification Map No. 168-B at 255 E 63rd St - App No. 20403  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No.168-B  
**Attachments:** 1. SO2020-2396.pdf, 2. O2020-2396.pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed as Substitute	Pass
5/20/2020	1	City Council	Referred	

### SUBSTITUTE ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago Zoning Ordinance, is hereby amended by changing all of the MI-2 District and B3-3 symbols and indications as shown on Map No. 168B in the area bounded by:

63<sup>rd</sup> 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 M2-1 District symbols and indications as shown on Map No. 168B in the area bounded by:

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

To those of an Industrial Planned Development.

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

# Final for Publication

Common Address of Property: 255 East 63<sup>rd</sup> Street, Chicago, IL  
1644374

19.02.20

## **STANDARD PLANNED DEVELOPMENT STATEMENTS**

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these, statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number 20403 (Planned Development) 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:

Applicant: CTA

Address- 255 E. 63<sup>rd</sup> Street  
Filing Date May 21, 2020  
Plan Commission January 21, 2021

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- 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 CTA staff architects and dated January 21, 2021, 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 20403: A maintenance facility for non-revenue track vehicles including a maintenance shop, guard house, bulk storage; vehicle repair; vehicle storage; landscaping; ornamental fence and public art, The following uses shall be prohibited: All uses prohibited in the M2-1 Zoning District as set forth in the Chicago Zoning Ordinance
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.

Applicant' CTA  
Address 255 K.63<sup>rd</sup> Street  
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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 569, 634 square feet and a base FAR of 1.20
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 17-13-0800. 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.

Applicant CTA

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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 prompting 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 foregoing,; 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.

CTA, in addition, states the following:

The initial design (30%) for the Non-Revenue Vehicle Maintenance Shop ("Shop") to be located at 255 E 63<sup>rd</sup> Street was performed by in-house forces, using federal money.

Pursuant to its Disadvantaged Business Enterprise (DBE) Program, the design build contract for the remaining design work and construction of the Shop was advertised with a DBE goal of 30% for design and 27% for construction services.

The five design DBEs the contractor identified are also certified M/WBEs for a total dollar value of \$1,173,000, reflecting 30% M/WBE participation or higher than the City's goal:

Applicant Address. Filing Date Plan Commission:  
CTA  
255 n 63<sup>rd</sup> Street May 21,2020 January 21, 2021

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#1	F	BA	MBE*	\$195,000	Chicago
#2	M	AA(AI)	MBE	\$645,000	Chicago
#3	M	HA	MBE	\$100,000	Schaumburg
#4	M	AA	MBE	\$50,000	Chicago
#5	F	HA	M/WBE	\$183,000	Chicago

\*Though female owned, has MBE but not WBE certification.

At the conclusion of the design phase, in accordance with the City's policy, the CTA will provide, the actual level of M/WBE attainment, including for the construction phase of the Shop design build contract.

The CTA also has established the following workforce goals on this project: Careers Opportunity Goal 10%, Apprentice Goal 10%, Economically Disadvantaged Area Goal: 35%. Please note that all workforce goals are a percentage of total labor hours anticipated to be performed on the contract. The Careers Opportunity Goal is designed to provide opportunities for individuals who are Workforce innovation and Opportunity, Act (WIOA) eligible or Section 3 residents. The Apprentice Goal is designed to assist current building trades apprentices in earning their hours to become journey workers and create opportunities for new apprentices who have previously faced challenges in attaining journey worker status due to economic hardship, race or gender.; The Economically Disadvantaged Goal is designed to provide opportunities for individuals who reside in zip codes with a median household income of \$40,000 or less. It is anticipated that the majority of work hours that meet this goal will come from individuals who reside within the City of Chicago and/or the six county area identified in the M/WBE program.

As part of its DBE Program, CTA includes a Diversity Outreach Plan in certain large contracts that awards up to 25% bonus points to firms that commit to, among other items, the plan to reach out to the DBE community. The CTA has a robust outreach program as part of its DBE Program and will host events with the selected contractor to ensure the DBE community is made aware of the opportunities. Additionally, CTA hosted a "Meet & Greet" event with all the interested prime contractors to introduce them to the DBE community that was interested in participating on this project.

As part of its DBE and Workforce Initiative Programs, CTA maintains compliance on both DBE and workforce

goals. CTA commits to providing DPD with a final report at project closeout of the DBE participation (in this instance also participation by M/WBEs) and workforce goal attainment

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

Applicant.	CTA
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Filing Date	May 21, 2020
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**Amendment to rezone the property to (underlying zoning that formed the basis of this Planned Development).**

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Filing Date: May 21, 2020

PLANNED DEVELOPEMENT 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 Front Setback 2  
Minimum Number of Off-Street/ Off-Site 24 Parking  
Spaces  
Maximum Building Heights: 43'0" (as measured in accordance  
With the Chicago Zoning Ordinance)  
Front Setback 38'0'  
Side Setback 20' 0'  
Rear Setback N/A  
Percentage of STE coverage 0.10%

APPLICANT: CHICAGO TRANSIT AUTHORITY SITE  
ADDRESS: 255 E 63<sup>rd</sup> STREET FILING DATE: May  
20, 2020 PLAN COMMISSION: January 21, 2021



# Final for Publication

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

## MEMORANDUM

To: Alderman Tom Tunney  
Chairman, City Council Committee on Zoning

From: ^ <^^-~^CpO Maurice D. Cox / Chicago  
Plan Commission

Date: January 21, 2021

Re: Proposed Planned Development Located at 255 E. 63<sup>rd</sup> Street

On January 21, 2021, the Chicago Plan Commission recommended approval of the proposed Planned Development located at 255 E. 63<sup>rd</sup> Street, submitted by the Chicago Transit Authority. The applicant proposes to construct a 43' - tall, 61,240 square foot maintenance facility for non-revenue track vehicles. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Kimberly Morris at 312-744-4477.

Cc: PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602