

PD 1499

Table of Contents

10/25/2023 Minor Change	2
Bulk Table	3
Exhibits	4
09/21/2022 Minor Change	6
Bulk Table	7
04/27/2022 Minor Change	8
Exhibits	9
04/21/2021 PD Adoption	13
Ordinance	13
Statements	13
Bulk Table	19
Exhibits	20



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 25, 2023

Charles Freeman
General Manager, CTA Capital Construction
Cfreeman1@transitchicago.com

Re: Minor change to PD 1499, 255-317 E. 63rd St.

Dear Mr. Freeman:

Please be advised that your request for a minor change to Industrial Planned Development No. 1499 ("PD 1499") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1499.

The Chicago Transit Authority, the sole property owner, is proposing to relocate the 24 required parking spaces from off-site, across E. 63rd St., to a location onsite, north of the existing Storeroom 48 Building. The existing, onsite parking lot is shown on the attached, revised Overall Site Plan and Site Utility Plan. The proposed relocation is due to construction conflicts with existing infrastructure on the off-site location. A revised Bulk Table noting the parking relocation is also attached.

The Department of Planning and Development has determined that allowing the parking relocation will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1499, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Noah Szafraniec

Assistant Commissioner, Plan Commission

C: Dustin Nash, Mike Marmo, Janice Hill, Main file

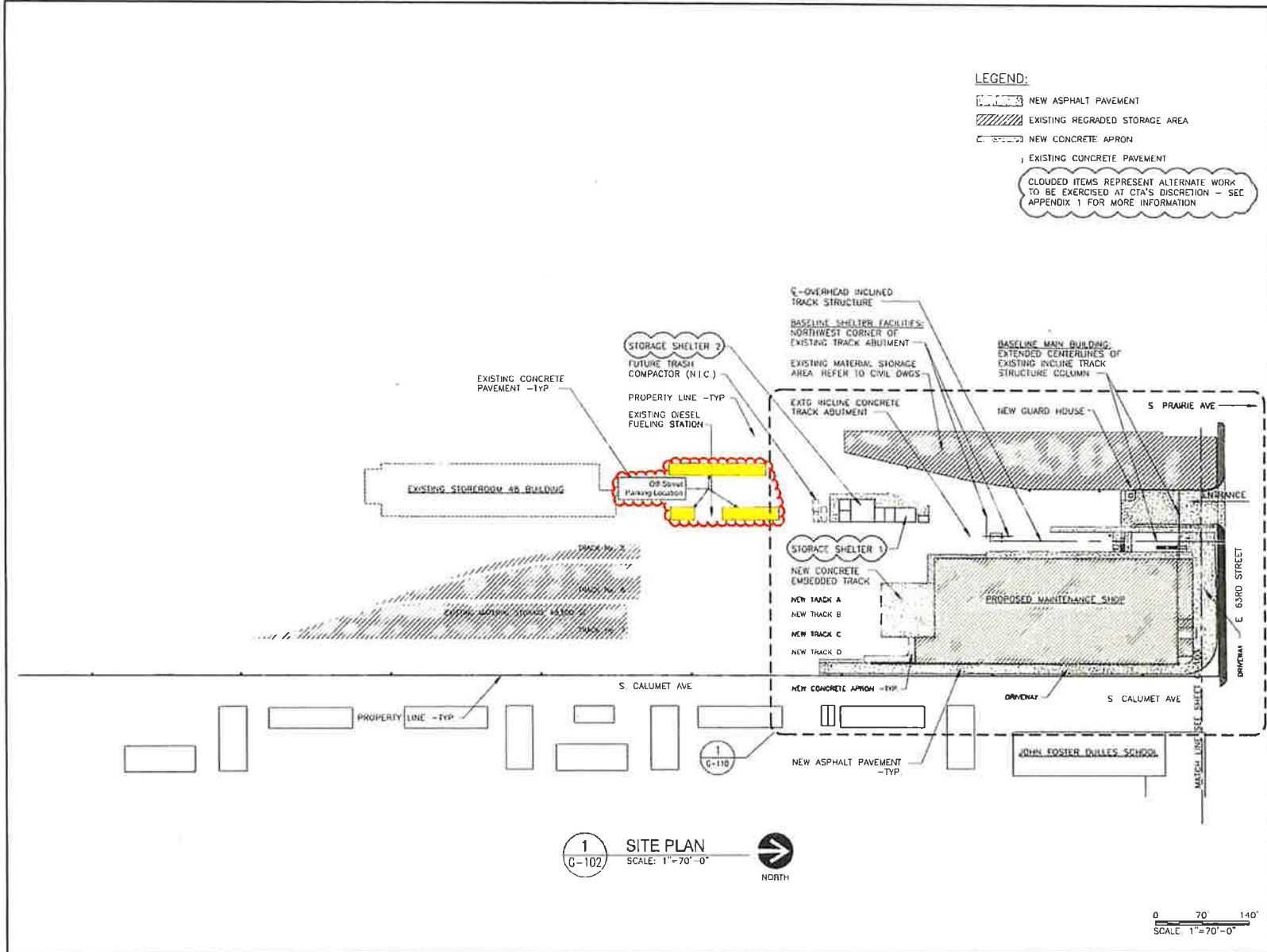
Planned Development No. 1499

Bulk Regulations and Data Table

Revised 10/2023

Gross Site Area:	569,634 square feet
Net Site Area:	569,634 square feet
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:	43'-0" (as measured in accordance with the Chicago Zoning Ordinance)
Front Set-Back:	38'-0"
Side Set-Back:	20'-0"
Rear Set-Back:	Not Applicable

VDR #1-TELEWSA\2010-0023_0023_NON-REVENUE FACILITIES-CPA_DES-GN.DRAWINGS\BULL'S EYE\2010-0023_0-02.DWG001 2010-0023_0-02.DWG001 2010-0023_0-02.DWG
 PLOTTED ON 2026/08/28 05:40



LEGEND:

- [Pattern] NEW ASPHALT PAVEMENT
- [Pattern] EXISTING REGRADED STORAGE AREA
- [Pattern] NEW CONCRETE APRON
- [Pattern] EXISTING CONCRETE PAVEMENT

Clouded items represent alternate work to be exercised at CTA's discretion - see Appendix 1 for more information

NOT FOR CONSTRUCTION

cta CHICAGO TRANSIT AUTHORITY
 ENGINEERING

SENSITIVE SECURITY INFORMATION

NOTE: THIS DRAWING IS SUBJECT TO THE SECURITY OF INFORMATION ACT (50 USC 3024) AND IS NOT TO BE RELEASED TO THE PUBLIC OR TO ANY OTHER PARTY WITHOUT THE WRITTEN APPROVAL OF THE CHIEF OF POLICE, CHICAGO POLICE DEPARTMENT. THIS DRAWING IS THE PROPERTY OF CHICAGO TRANSIT AUTHORITY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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. MCALEESE
CHECKED BY	L. ROGALUCH
DESIGNED BY	CD, JP, HM
DRAWN BY	J. PEREZ, H. MACAS
PROJECT NO	2010-0023
FILE NAME	DOT_2010-0023_G-102

MARK	DATE	DESCRIPTION
0	24 JUL 2009	BRIDGING DOCUMENTS
0	24 JAN 2010	ISSUED FOR 30% SUBMITTAL
0	14 DEC 2010	ISSUED FOR 30% CHECKING
0	08 APR 2010	ISSUED FOR 10% SUBMITTAL
0	16 MAR 2010	ISSUED FOR 10% CHECKING

LOCATION IDENTIFIER RS063

SITE PLAN - GENERAL REFERENCES

G-102

1
 C-102 **SITE PLAN**
 SCALE: 1"=70'-0"

➔
NORTH

0 70 140'
 SCALE: 1"=70'-0"

10/17/2023

C:\projects\1499\1499_0012_CD Model and Elevation\Drawings\Term1\1499_42_15063_C-165_P54

LEGEND/CIVIL TOTAL	
HATCH OR LINETYPE	MATERIAL
	MILLED & REPAVED ASPHALT

NOT FOR CONSTRUCTION



SENDITIVE SECURITY INFORMATION

THIS DRAWING IS THE PROPERTY OF CHICAGO TRANSIT AUTHORITY. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHICAGO TRANSIT AUTHORITY.

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

MAINTENANCE FACILITY

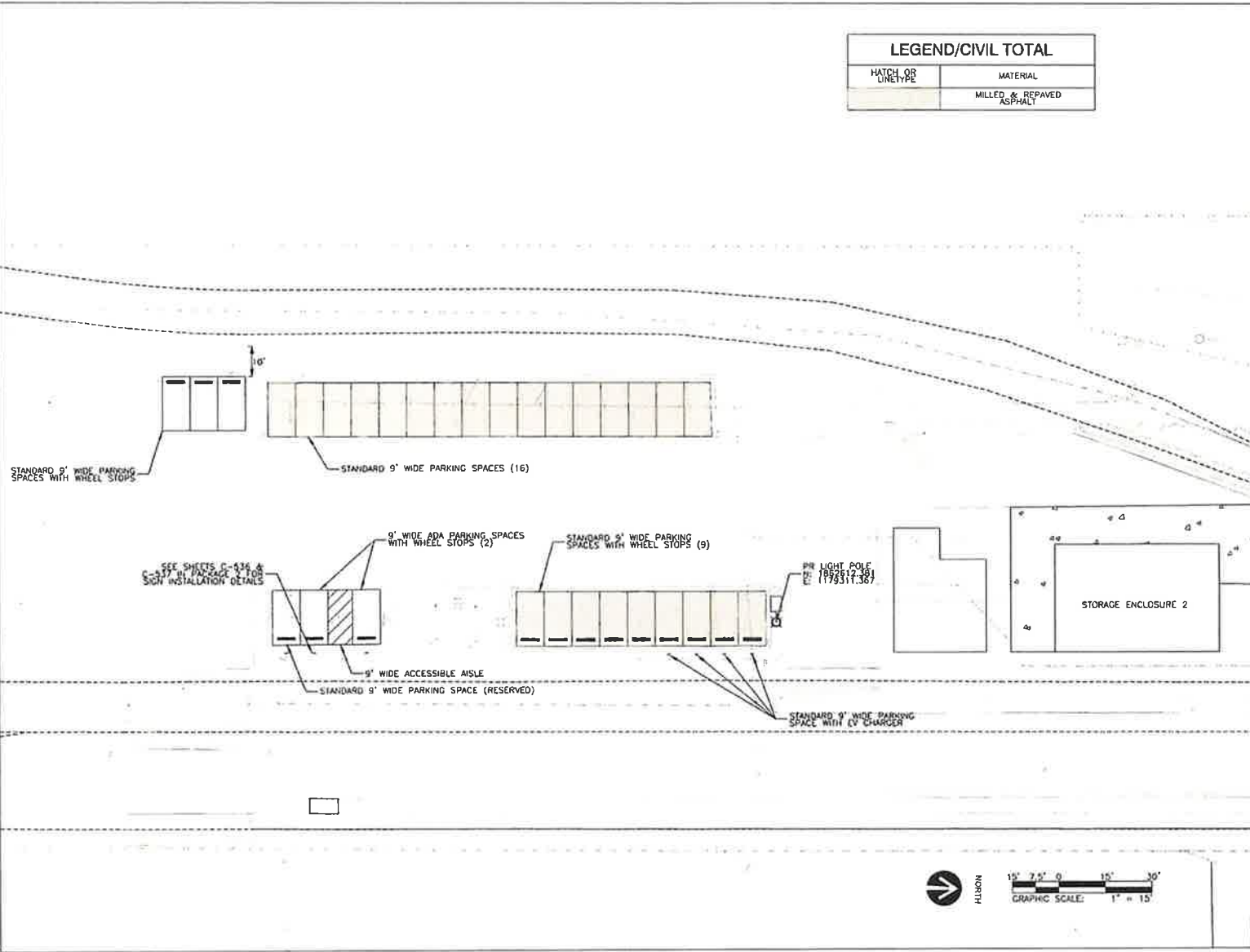
IN CHARGE	JED
APPROVED BY	JED
CHECKED BY	JED
DESIGNED BY	ATK
DRAWN BY	ATK
PROJECT NO	2010-0023
FILE NAME	050_RS063_C-165_P54

MARK	DATE	DESCRIPTION
0	10/12/2023	BULLETIN #1 - 3RD PARKING LOT REVISIONS

LOCATION IDENTIFIER: RS063

SITE UTILITY PLAN
SHEET 5 OF 5

C-165



PD-1499 Minor Change (Parking Clarification)



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 21, 2022

William Polacek
General Manager, CTA Capital Construction
WPolacek@transitchicago.com

Re: Minor change to PD 1499, 255-317 E. 63rd St.

Dear Mr. Polacek:

Please be advised that your request for a minor change to Industrial Planned Development No. 1499 ("PD 1499") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1499.

The Chicago Transit Authority, the sole property owner, is proposing to build a maintenance facility at the subject site. They are seeking a minor change to eliminate the site coverage requirement from the Planned Development. The approved Bulk Table incorrectly identified the site coverage as 0.10% rather than the intended 10%. However, as designed, the subject building will have a site coverage of 16%. Typically, we only require site coverage percentages for large scale residential, hospital or college campus type planned developments. Additionally, there was a formatting error which incorrectly included the words 'front setback' within the loading space description in the Bulk Table. A revised Bulk Regulations and Data Table with the site coverage and 'front setback' reference eliminated is attached.

The Department of Planning and Development has determined that allowing the elimination of site coverage will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1499, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Noah Szafraniec
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file

Planned Development No. 1499

Bulk Regulations and Data Table

Revised 9/2022

Gross Site Area:	569,634 square feet
Net Site Area:	569,634 square feet
Maximum Floor Area Ratio:	1.20
Minimum Number of Off-Street Loading Spaces:	2
Minimum Number of Off-Street/ Off-Site Parking Spaces:	24
Maximum Building Height:	43'-0" (as measured in accordance with the Chicago Zoning Ordinance)
Front Setback:	38'-0"
Side Setback:	20'-0"
Rear Setback:	Not applicable



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 27, 2022

William Polacek
General Manager, CTA Capital Construction
WPolacek@transitchicago.com

Re: Minor Change to PD 1499, 255-317 E. 63rd Street

Dear Mr. Polacek:

Please be advised that your request for a minor change to Industrial Planned Development No. 1499 ("PD 1499") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1499.

The Chicago Transit Authority ("CTA"), the sole property owner, is proposing to build a maintenance facility at the subject site. They are seeking a minor change to reduce a 705-foot portion of the 1,515-foot-long Calumet Avenue landscape area from 7'-0" in width to 2'-4". Due to the existence of catch basins in the 705-foot portion, it is not possible to install the approved landscaping. A Calumet Ave Fence Exhibit is attached showing the narrowed section of the landscape area. The 22 trees that are unable to be planted along this portion will instead be planted at the corner of E. 61st Street and S. Calumet Avenue, as shown on the attached Landscape Plan. Secondly, the CTA is also seeking a minor change to reconfigure the building skylights from a single row of five skylights running the length of the building in a north to south direction to five rows of sawtooth configured skylights placed in an east to west direction, as shown on the attached Roof Plan and Sections.

The Department of Planning and Development has determined that allowing the landscape and skylight modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1499, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

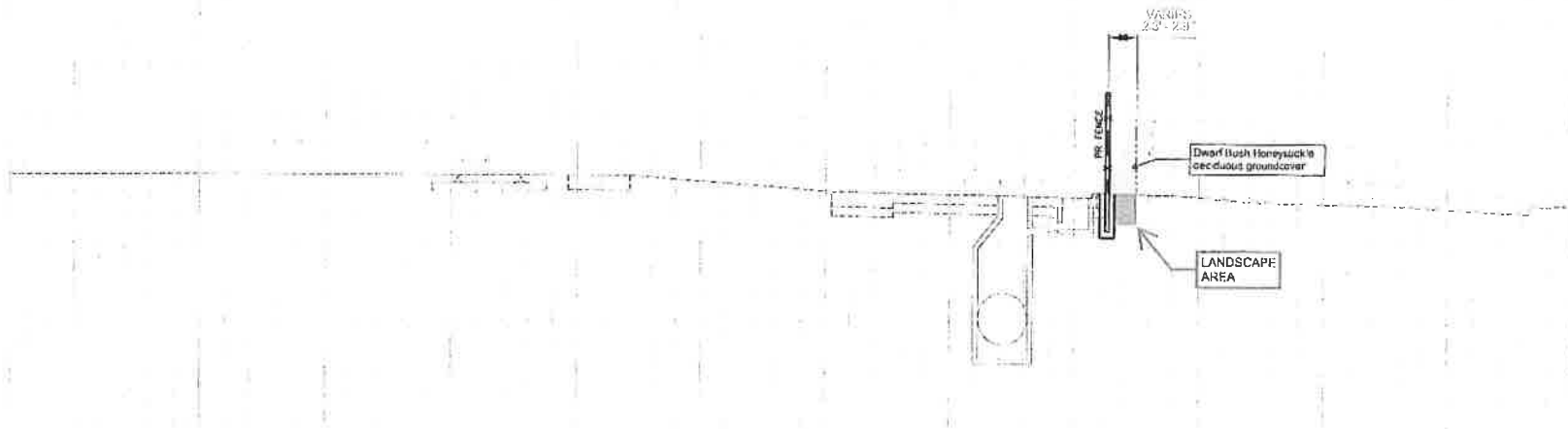
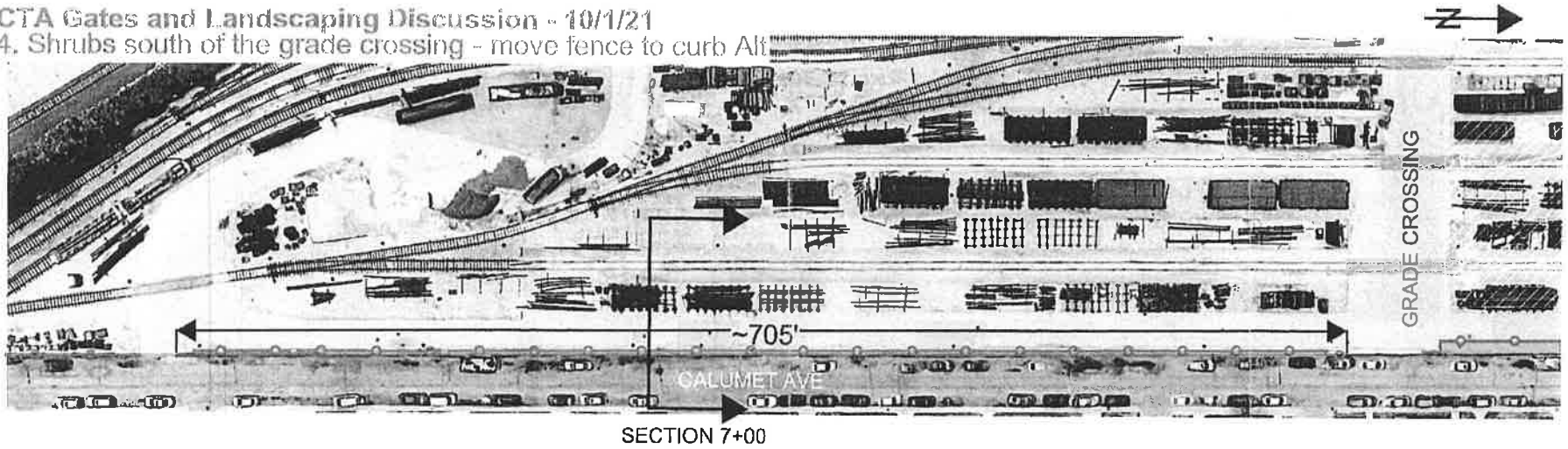
Sincerely,

Steven Valenziano
Assistant Zoning Administrator

C: Ald. Jeanette Taylor, Mike Marmo, Erik Glass, Noah Szafranec, Ron Daye, Joe McCarthy, Main file

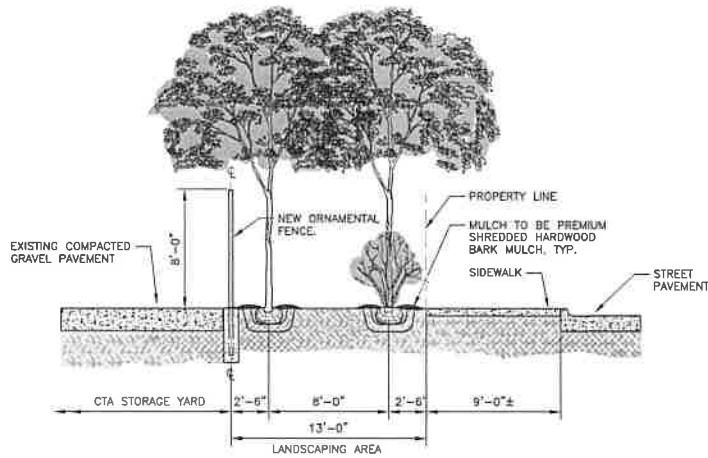
CTA Gates and Landscaping Discussion - 10/1/21

4. Shrubs south of the grade crossing - move fence to curb Alt

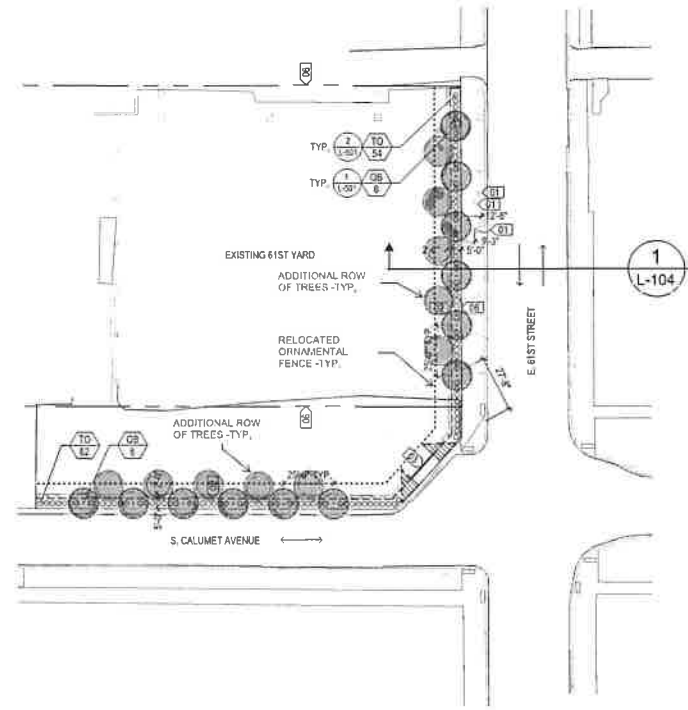
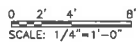


CTA 63RD NRR VMF - FENCE ALONG CALUMET AVE EXHIBIT
09/22/21

P:\2021\12151.00_CTA_63RD_MAINTENANCE\DRAWINGS\SHEET_FILES\060_RS063_L-104.DWG PLOTTED ON: 2021/10/25, 22:57



1
L-104
SECTION @ E. 61ST STREET
SCALE: 1/4" = 1'-0"



- LEGEND**
- NEW TREE
 - NEW SHRUB
 - MULCH ONLY (PREMIUM SHREDDED HARDWOOD BARK MULCH)
 - SITE TRIANGLE 12X12
 - EXISTING UTILITY ELEMENT (SEE CIVIL ENGINEERING DRAWINGS)
 - NEW ORNAMENTAL METAL FENCE, 8' HT. (SEE L-502 FOR FENCE DETAILS)
 - NEW ORNAMENTAL METAL GATE, 8' HT. TO MATCH FENCE DESIGN
 - EXISTING RIGHT OF WAY (SEE SURVEY)
 - EXISTING LIGHT POLE TO REMAIN (SEE EXISTING CONDITIONS DRAWINGS)
 - PLANT KEY QUANTITY
 - DETAIL NUMBER
 - DETAIL SHEET

PLANT MATERIALS SCHEDULE

TREES	KEY	COMMON BOTANICAL NAME	QTY	ROOT	SIZE	REMARKS
	01	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	02	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	03	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	04	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	05	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	06	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	07	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	08	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	09	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	10	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	11	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	12	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	13	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	14	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	15	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	16	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	17	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	18	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	19	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	20	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	21	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	22	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	23	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	24	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	25	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	26	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	27	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	28	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	29	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	30	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	31	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	32	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	33	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	34	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	35	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	36	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	37	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	38	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	39	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	40	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	41	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	42	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	43	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	44	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	45	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	46	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	47	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	48	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	49	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	50	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	51	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	52	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	53	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	54	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	55	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	56	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	57	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	58	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	59	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	60	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	61	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	62	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	63	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	64	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	65	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	66	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	67	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	68	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	69	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	70	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	71	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	72	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	73	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	74	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	75	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	76	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	77	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	78	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	79	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	80	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	81	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	82	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	83	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	84	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	85	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	86	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	87	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	88	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	89	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	90	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	91	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	92	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	93	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	94	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	95	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	96	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	97	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	98	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	99	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN
	100	SHADY PINE OAK	22	BAE	2 1/2" CAL.	MATCHED SPECIMEN

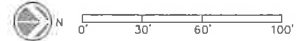
- NOTES**
- SEE CIVIL ENGINEERING DRAWINGS FOR EXISTING CONDITIONS, PROPOSED DEVOLUTION, SITE PLANS, GRADING, AND UTILITIES.
 - FENCE TO JOG AS NEEDED AROUND LIGHT POLES, HYDRANTS, AND FIREHOUSE ENCLOSURES.
 - PLANT MATERIALS SCHEDULE ON THIS SHEET INCLUDES ONLY THE MATERIALS SHOWN ON THIS SHEET.
 - PLANTING AREAS SHALL BE PROVIDED WITH GATHER BAGS.
 - ESTIMATED TIME OF PLANTING COMPLETION: XXXX, 20XX.

"The undersigned acknowledges that the landscape plan (s) shown on the attached landscape plan (s) for the property at 317 East 63rd Street, Chicago, Illinois 60637, is to the best of the undersigned architect's knowledge, true, correct and not to be treated as a contract, and released as required by owner and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscape standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

"Existing party walls and one-to three-foot fire lines to be protected with, or under construction and will be replaced by owner and subsequent owner if damaged."

"The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape plan (s) and construction details shown on the attached landscape plan (s) for the property at 317 East 63rd Street, Chicago, Illinois 60637, has been prepared in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscape standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

1
LANDSCAPE PLAN
SCALE: 1" = 30'-0"



SENSITIVE SECURITY INFORMATION

UNLESS THE RECORD CONTAINS SENSITIVE SECURITY INFORMATION AND IS CONTROLLED UNDER THE CTA PERMITS 12 AND 1300, NO PART OF THIS RECORD MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CHICAGO TRANSIT AUTHORITY. THIS INFORMATION IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. FOR U.S. GOVERNMENT OFFICIALS: PUBLIC RELEASE OF THIS INFORMATION IS UNLIMITED.

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
RAIL MAINTENANCE FACILITY

317 East 63rd Street, Chicago, IL 60637

IN CHARGE	MI
APPROVED BY	ECM
CHECKED BY	RTG
DESIGNED BY	MI
DRAWN BY	MI
PROJECT NO	2010-0023
FILE NAME	060_RS063_L-104.dwg

MARK	DATE	DESCRIPTION
0	10/26/21	PKG 2 PERMIT SET

LOCATION IDENTIFIER: RS063

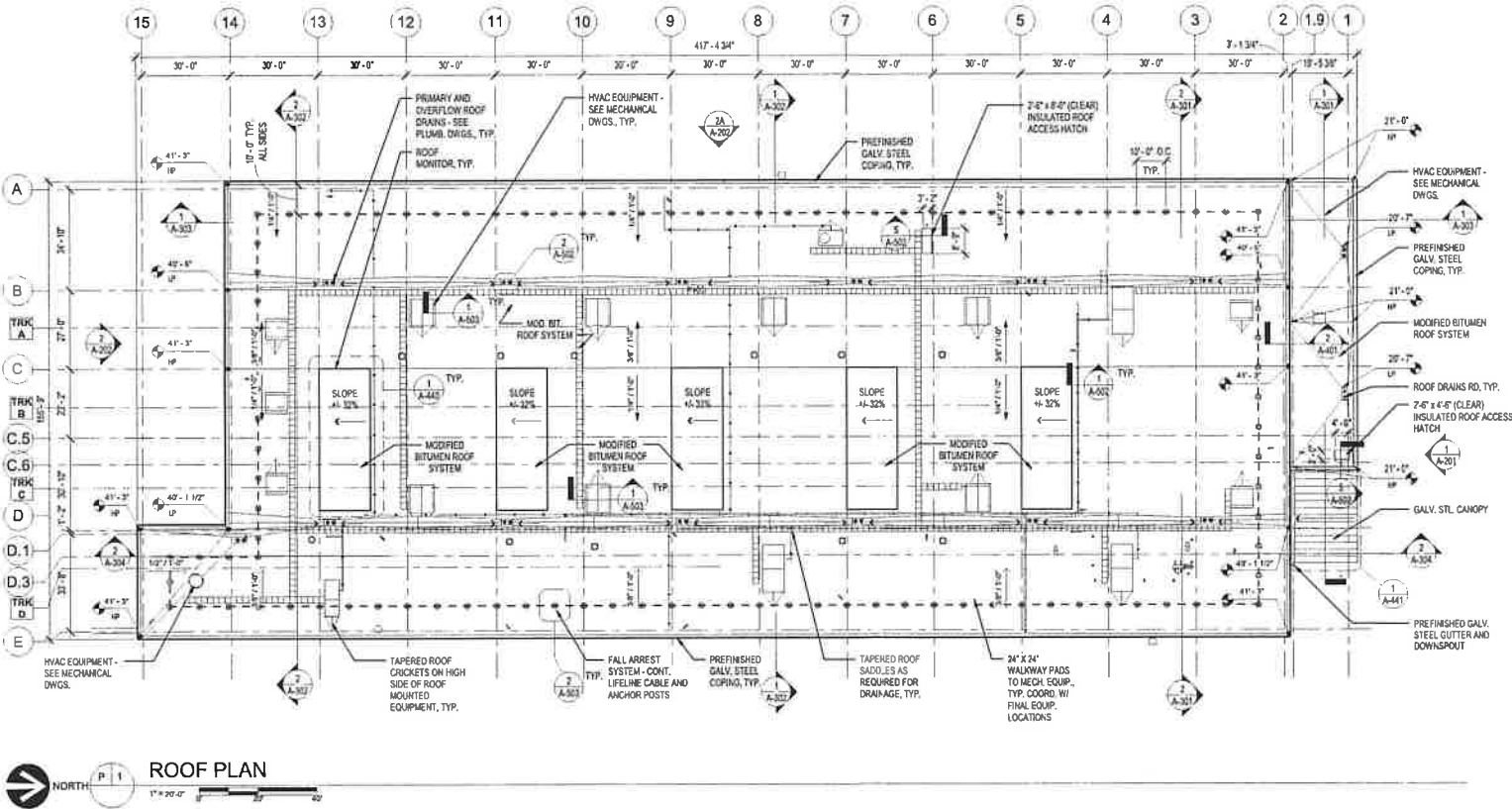
LANDSCAPE PLAN

SK-L-104

D:\TEMP\AUTODESK\VECCO\LA_0508-3310.dwg 17/05/2011 15:25:15 A.A

GENERAL ROOFING NOTES

1. ALL ROOFING PRODUCTS INCLUDING MEMBRANE, LAYERS, FLASHING, COPINGS, AND ACCESSORIES TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS 5 YEAR WARRANTY.
2. SLOPE MIN 1/4" PER FOOT
3. SEE STRUCTURAL DRAWINGS FOR FALL PROTECTION ANCHORAGE
4. PROVIDE WALKWAY PAD PATHS FROM ROOF HATCH TO MECHANICAL EQUIPMENT AND ROOF DRAINS. COORD. WITH FINAL EQUIP. LOCATIONS



ROOF PLAN
1" = 20'-0"



cta 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
Rail Maintenance Facility
317 East 63rd Street, Chicago, IL 60637

IN CHARGE	CRS
APPROVED BY	ECM
CHECKED BY	RTG
DESIGNED BY	KSG
DRAWN BY	MS
PROJECT NO	2010-0023
FILE NAME	RS063_A.rvt

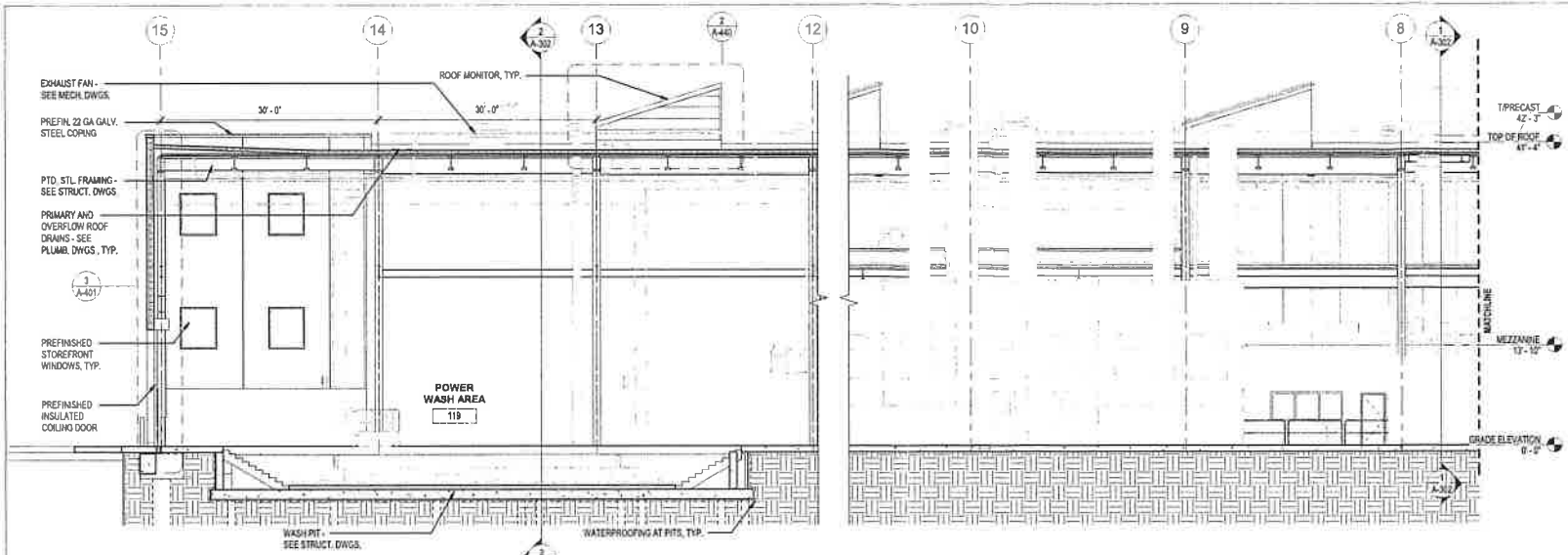
MARK	DATE	DESCRIPTION
A	10/26/21	P&I 2 PERMIT SET

LOCATION IDENTIFIER: RS063

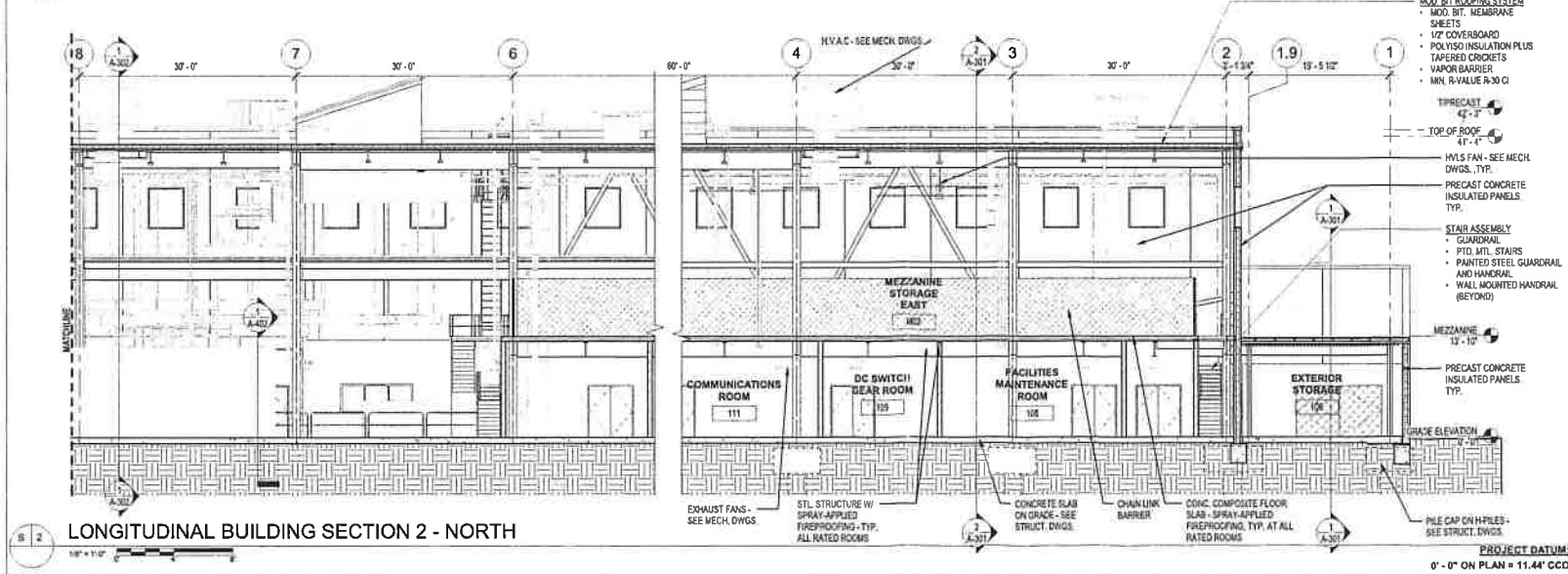
OVERALL ROOF PLAN

A-102

PROJECT DATUM:
0' - 0" ON PLAN = 11.44' CCD



LONGITUDINAL BUILDING SECTION 2 - SOUTH
 1/8" = 1'-0"



LONGITUDINAL BUILDING SECTION 2 - NORTH
 1/8" = 1'-0"



SENSITIVE SECURITY INFORMATION
THIS DRAWING CONTAINS SENSITIVE SECURITY INFORMATION AS DEFINED IN 49 CFR 23.101. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE CHICAGO TRANSIT AUTHORITY TO PROTECT THIS INFORMATION FROM UNAUTHORIZED DISCLOSURE. IT IS THE POLICY OF THE CHICAGO TRANSIT AUTHORITY TO MAKE THIS INFORMATION AVAILABLE TO THE PUBLIC ONLY WHERE REQUIRED BY LAW. IT IS THE POLICY OF THE CHICAGO TRANSIT AUTHORITY TO MAKE THIS INFORMATION AVAILABLE TO THE PUBLIC ONLY WHERE REQUIRED BY LAW.

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
 Rail Maintenance Facility
 317 East 63rd Street, Chicago, IL 60637

IN CHARGE	CRB
APPROVED BY	Approver
CHECKED BY	Checker
DESIGNED BY	Designer
DRAWN BY	Author
PROJECT NO	2010-0023
FILE NAME	RS0E3_A.rvt

0	10/26/21	PKG 2 PERMIT SET
MARK	DATE	DESCRIPTION

LOCATION IDENTIFIER: RS0E3
 BUILDING SECTIONS

A-304

PROJECT DATUM:
 0' - 0" ON PLAN = 11.44' CCD

B:\PDP\AUTOCAD\RS0E3_1_mech\rs0e3_mech.dwg
 1/17/25 7:30:21 11.6.50.41

20403

30082

JOURNAL--CITY COUNCIL--CHICAGO

4/21/2021

Reclassification Of Area Shown On Map No. 168-B.
(As Amended)
(Application No. 20403)
(Common Address: 255 E. 63rd St.)

IPD 1499

[SO2020-2396]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of the Chicago Zoning Ordinance is hereby amended by changing all of the M1-2 and B3-3 District symbols and indications as shown on Map Number 168-B in the area bounded by:

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

to those of an 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 Number 168-B in the area bounded by:

East 63rd Street on the north; South Calumet Avenue on the east; South 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.

Plan of Development Statements referred to in this ordinance read as follows:

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 titleholders 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 titleholder 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 and 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 (Subarea 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 Number 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-premises 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-premises 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 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 titleholders 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 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent 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 percent) for the Non-Revenue Vehicle Maintenance Shop ("Shop") to be located at 255 East 63rd 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 percent for design and 27 percent 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 percent M/WBE participation or higher than the City's goal:

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

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 percent, Apprentice Goal: 10 percent, Economically Disadvantaged Area Goal: 35 percent. 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 percent 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 and 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.

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

- 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).

[CDOT Site Plan; Existing Land-Use Map; Site Plan; Ground Floor Plan; Building Sections; North, South, East and West Building Elevations; Landscaping Plan; and Enlarged Plan referred to in these Plan of Development Statements printed on pages 30089 through 30095 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Planned Development. 1499

Bulk Regulations And Data Table.

Gross Site Area:	569,634 square feet
Net Site Area:	569,634 square feet
Maximum Floor Area Ratio:	1.20
Minimum Number of Off-Street Loading Space Front Setback:	2
Minimum Number of Off-Street/ Off-Site Parking Spaces:	24
Maximum Building Heights:	43 feet, 0 inches (as measured in accordance with the Chicago Zoning Ordinance)
Front Setbacks:	38 feet, 0 inches
Side Setback:	20 feet, 0 inches
Rear Setback:	Not applicable
Percentage of STE coverage:	0.10 percent

GENERAL KEY NOTES

- 1. CROSSWALK STRIPING -TYP.
- 2. STOP BAR STRIPING
- 3. STOP SIGN
- 4. ADA RAMP
- 5. OVERHEAD TRACK COLUMN -TYP.

GENERAL NOTES:

- 1. DESIGN-BID-BUILD CONTRACTOR TO COORDINATE AND COMPLETE DESIGN IN COMPLIANCE WITH CDOT'S REQUIREMENTS INCLUDING CDOT'S OFFICE OF UNDERGROUND COORDINATION (OUCC) TO ENSURE THAT ANY REQUIREMENTS BASED ON NON-STANDARD DESIGN OR UNIQUE CONSIDERATIONS ARE UNDERSTOOD PRIOR TO PERMITTING.
- 2. NEW ASPHALT DRIVEWAYS LOCATED NORTH AND EAST OF THE NEW MAINTENANCE SHOP BUILDING PROVIDE FOR VEHICULAR ACCESS TO THE MAINTENANCE SHOP BUILDING UTILITY ROOMS.
- 3. NEW ORNAMENTAL SLIDING GATES ARE TO BE PROVIDED AT THE TWO EXISTING DRIVEWAY ENTRANCES LOCATED ON CALUMET AVENUE. NEW ORNAMENTAL FENCING IS TO BE INSTALLED ALONG CALUMET AVENUE AND 83RD STREET IN COORDINATION WITH NEW LANDSCAPING MATERIAL.
- 4. DRIVEWAYS ARE TO BE CONSTRUCTED WITH FLARES AND A PEDESTRIAN ACCESSIBLE CROSSING AS ILLUSTRATED IN OPTION A (TOP DETAIL) ON SHEET B-2-3 OF CDOT'S RULES & REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY. [HTTPS://WWW.CHICAGO.GOV/CONTENT/DAM/CITY/DEPTS/CDOT/CONSTRUCTION/2020GUIDELINES/2019/2019_CDOT_RULES_AND_REGS_101819.PDF](https://www.chicago.gov/content/dam/city/depts/cdot/construction/2020GUIDELINES/2019/2019_CDOT_RULES_AND_REGS_101819.PDF)
- 5. EXISTING PARKING SPACES LOCATED ON CALUMET AVENUE ARE SHOWN FOR INFORMATION ONLY. THEY ARE NOT INCLUDED IN THE PROJECT SCOPE OF WORK.
- 6. REFRESH EXISTING CROSSWALK STRIPING LOCATED AT THE INTERSECTION OF CALUMET AVENUE AND 83RD STREET. PROVIDE NEW STOP BAR AND SIGNAGE AT THE MAIN SITE ENTRANCE LOCATED ON 83RD STREET. PROVIDE NEW STOP BAR AND SIGNAGE AT DRIVEWAYS (2) LOCATED ON CALUMET AVENUE.
- 7. ADA RAMPS ARE TO BE PROVIDED IN ACCORDANCE WITH CDOT RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY, LATEST EDITION.
- 8. DRIVEWAYS ARE TO BE PROVIDED IN ACCORDANCE WITH CDOT RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY, LATEST EDITION.
- 9. SIDEWALK IS TO PROVIDE A MINIMUM CLEAR WIDTH OF 8 FEET, CLEAR OF LIGHT POLES, FIRE HYDRANTS, AND ANY OTHER STREET FURNITURE, IN ACCORDANCE WITH CDOT'S STREET AND SITE PLAN DESIGN STANDARDS, LATEST EDITION.
- 10. DESIGN-BID-BUILD CONTRACTOR SHALL SUBMIT A COMPLETE SET OF FINAL CIVIL ENGINEERING PLANS FOR A COMPLETE REVIEW BY THE CITY IN ORDER TO OBTAIN A CDOT PERMIT FOR WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- 11. FINAL ENGINEERING PLANS ARE TO CONFORM WITH THE FOLLOWING REGULATIONS, STANDARDS, SPECIFICATIONS AND GUIDELINES:
 CDOT RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY, LATEST EDITION.
 CDOT STREET AND SITE PLAN DESIGN STANDARDS, LATEST EDITION.
 CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND ALL ADDENDA.
 CHICAGO COMPLETE STREET DESIGN GUIDELINES (SECTION 3.4.4), LATEST EDITION.

NOT FOR CONSTRUCTION

cta 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 83RD & CALUMET CHICAGO, ILLINOIS 60637

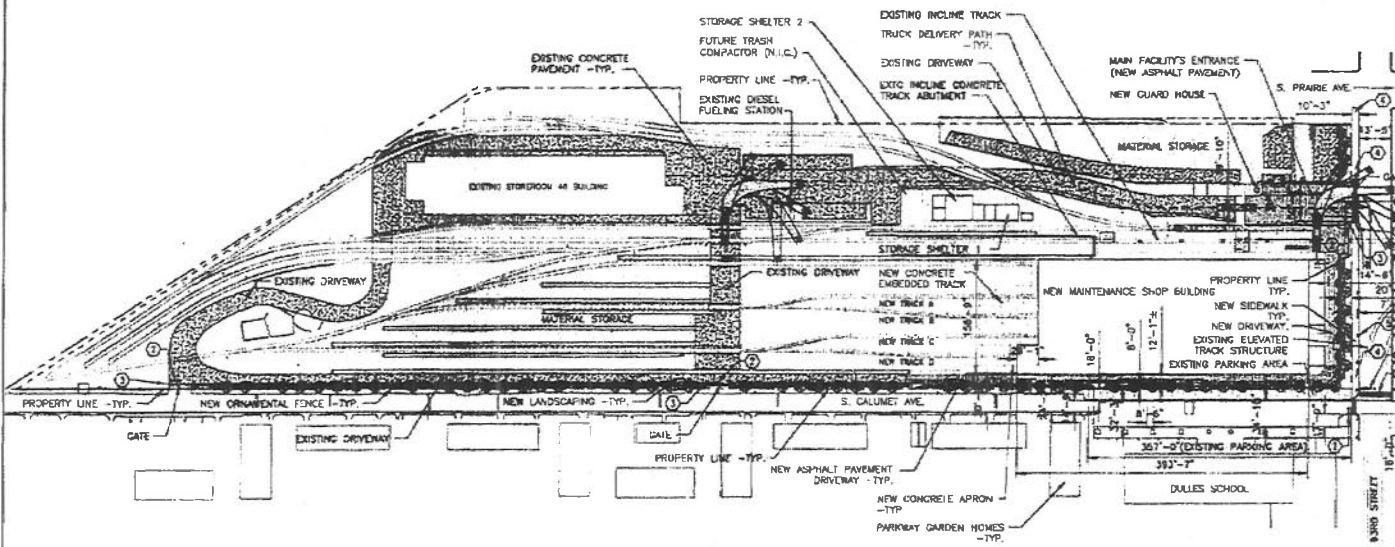
IN CHARGE: J. HARTER
 APPROVED BY: S. MCALPINE
 CHECKED BY: L. RODOLPH
 DESIGNED BY: J. PERRY, H. WANG
 PROJECT NO: 2010-0003
 FILE NAME: 201_2010-0003_G-107_CDOT

0 18 JAN 2021 ISSUED FOR CDOT
 0 12 JAN 2021 ISSUED FOR CDOT
 0 08 JAN 2021 ISSUED FOR CDOT
 MARK DATE DESCRIPTION

LOCATION IDENTIFIER: RS063

SITE PLAN TURNING MOVEMENT EXHIBITS

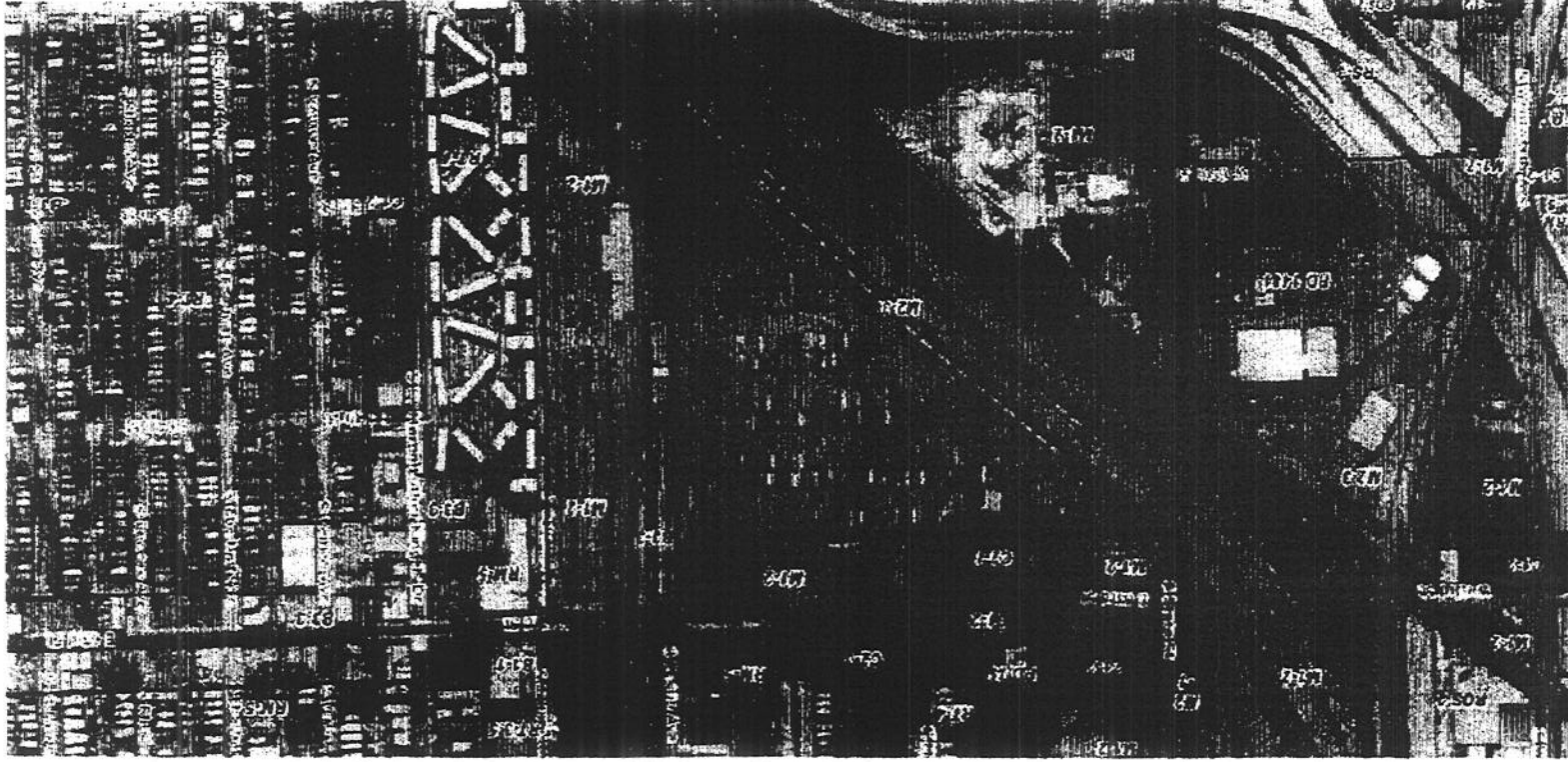
G-107

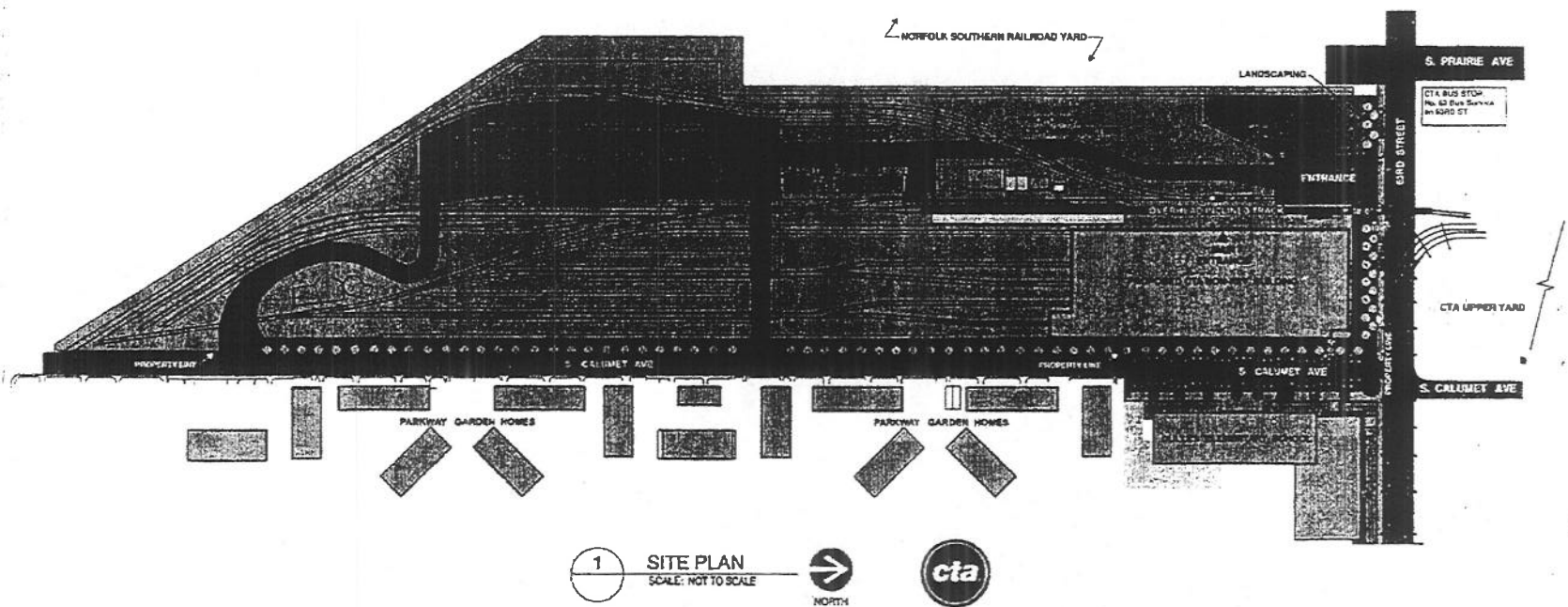


1 CDOT SITE PLAN SCALE: 1"=70'-0" NORTH

0 70' 140' SCALE: 1"=70'-0"

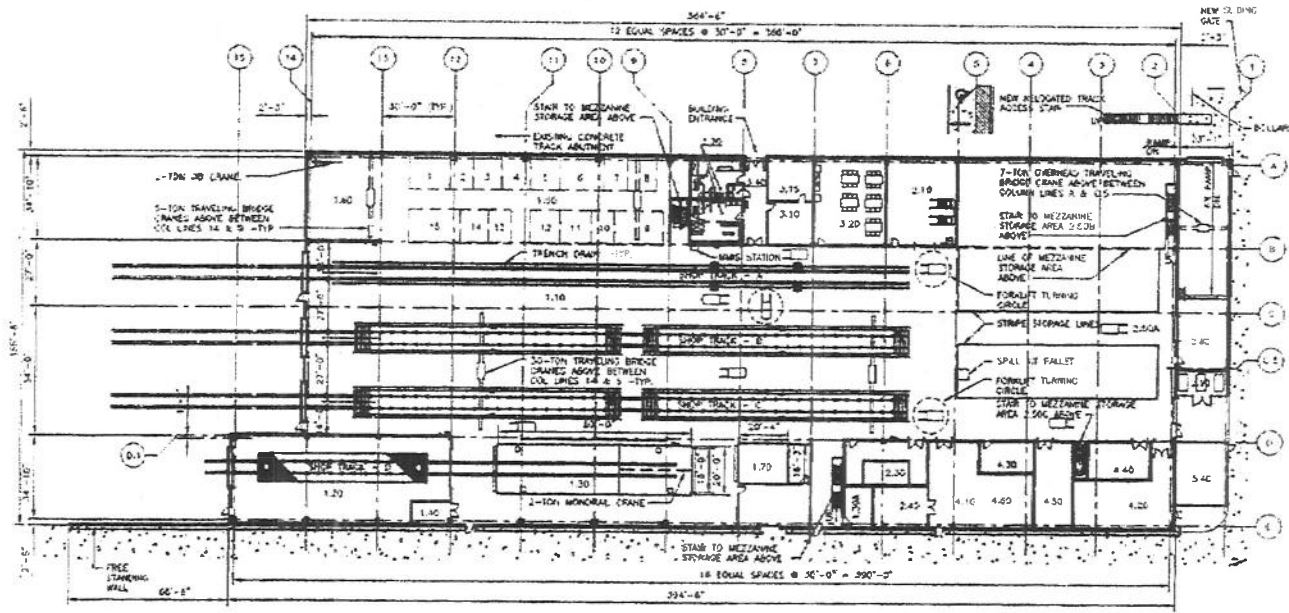
PRINTED ON: 2021/01/12 12:11 PM V:\2010\2010-0003\G-107-CDOT.DWG



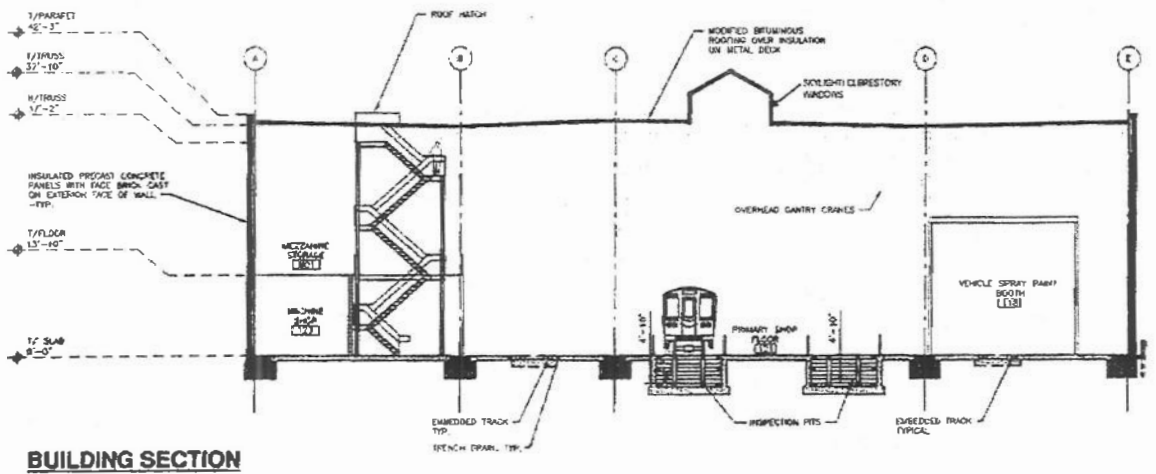
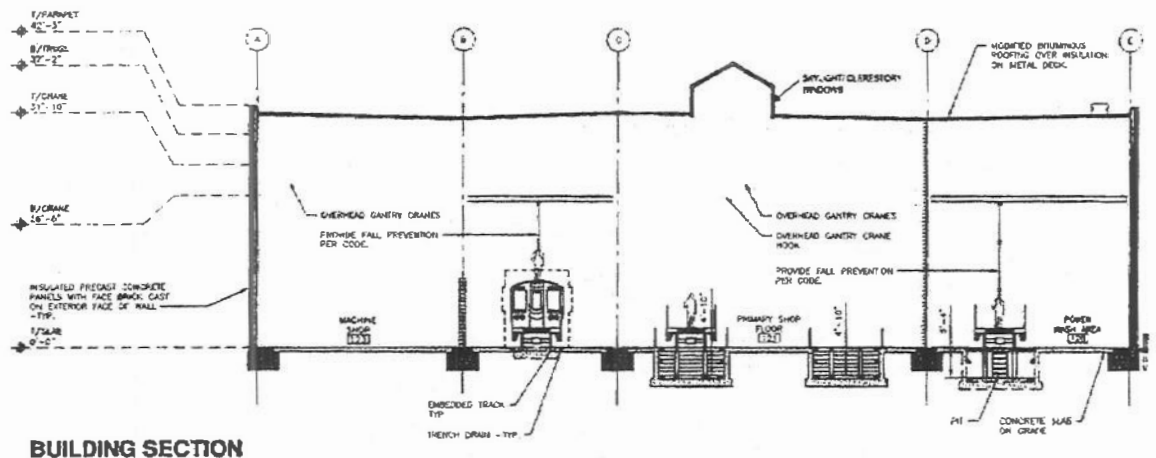


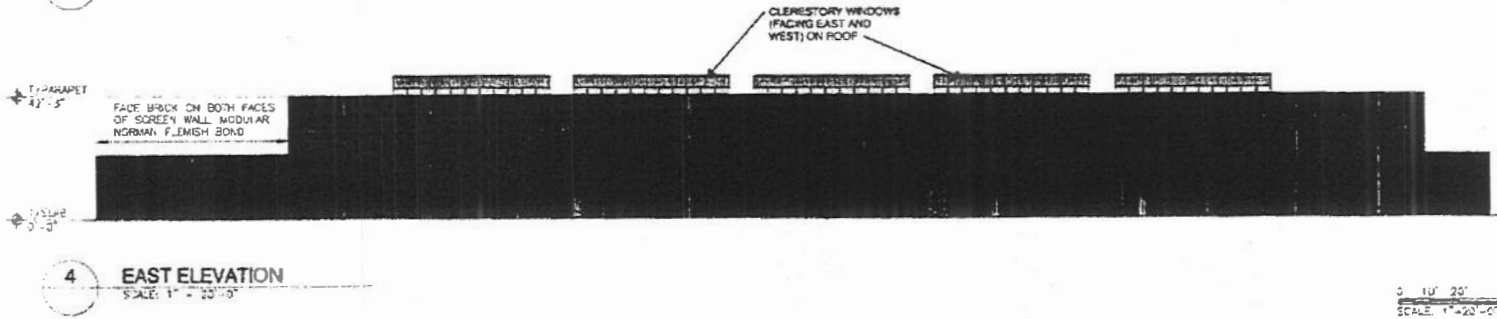
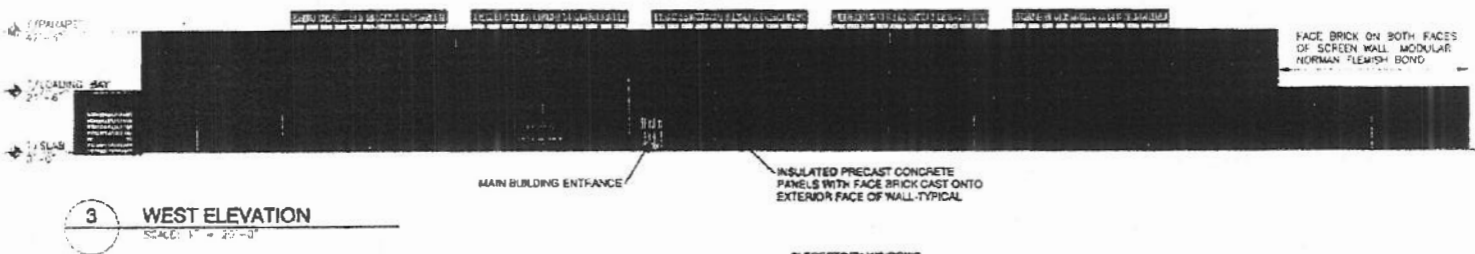
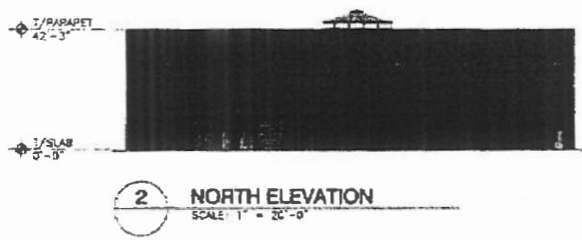
Final for Publication

IMP ROOM SCHEDULE	
NO.	SPACE
1.00	STAIR AREA
1.10	FRONT LOBBY FLOOR
1.20	FRONT LOBBY
1.30	SPRAY PAINT ROOM
1.30A	PAINT STORAGE ROOM
1.40	STEAM CLEANING EQUIPMENT ROOM
1.50	WELDING SHOP (1 BAY) 151
1.60	WELDING SHOP
1.70	BLASTING ROOM
1.80	STORAGE ROOM
1.90	STORAGE ROOM
2.00	STORAGE ROOM
2.10	STORAGE ROOM
2.20	STORAGE ROOM
2.30	STORAGE ROOM
2.40	STORAGE ROOM
2.50	STORAGE ROOM
2.60	STORAGE ROOM
2.70	STORAGE ROOM
2.80	STORAGE ROOM
2.90	STORAGE ROOM
3.00	STORAGE ROOM
3.10	STORAGE ROOM
3.20	STORAGE ROOM
3.30	STORAGE ROOM
3.40	STORAGE ROOM
3.50	STORAGE ROOM
3.60	STORAGE ROOM
3.70	STORAGE ROOM
3.80	STORAGE ROOM
3.90	STORAGE ROOM
4.00	STORAGE ROOM
4.10	STORAGE ROOM
4.20	STORAGE ROOM
4.30	STORAGE ROOM
4.40	STORAGE ROOM
4.50	STORAGE ROOM
4.60	STORAGE ROOM
4.70	STORAGE ROOM
4.80	STORAGE ROOM
4.90	STORAGE ROOM
5.00	STORAGE ROOM
5.10	STORAGE ROOM
5.20	STORAGE ROOM
5.30	STORAGE ROOM
5.40	STORAGE ROOM
5.50	STORAGE ROOM
5.60	STORAGE ROOM
5.70	STORAGE ROOM
5.80	STORAGE ROOM
5.90	STORAGE ROOM
6.00	STORAGE ROOM
6.10	STORAGE ROOM
6.20	STORAGE ROOM
6.30	STORAGE ROOM
6.40	STORAGE ROOM
6.50	STORAGE ROOM
6.60	STORAGE ROOM
6.70	STORAGE ROOM
6.80	STORAGE ROOM
6.90	STORAGE ROOM
7.00	STORAGE ROOM
7.10	STORAGE ROOM
7.20	STORAGE ROOM
7.30	STORAGE ROOM
7.40	STORAGE ROOM
7.50	STORAGE ROOM
7.60	STORAGE ROOM
7.70	STORAGE ROOM
7.80	STORAGE ROOM
7.90	STORAGE ROOM
8.00	STORAGE ROOM
8.10	STORAGE ROOM
8.20	STORAGE ROOM
8.30	STORAGE ROOM
8.40	STORAGE ROOM
8.50	STORAGE ROOM
8.60	STORAGE ROOM
8.70	STORAGE ROOM
8.80	STORAGE ROOM
8.90	STORAGE ROOM
9.00	STORAGE ROOM
9.10	STORAGE ROOM
9.20	STORAGE ROOM
9.30	STORAGE ROOM
9.40	STORAGE ROOM
9.50	STORAGE ROOM
9.60	STORAGE ROOM
9.70	STORAGE ROOM
9.80	STORAGE ROOM
9.90	STORAGE ROOM
10.00	STORAGE ROOM



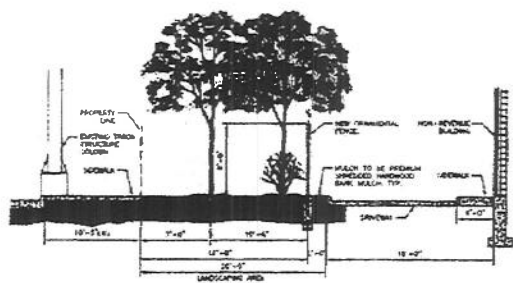
GROUND FLOOR PLAN



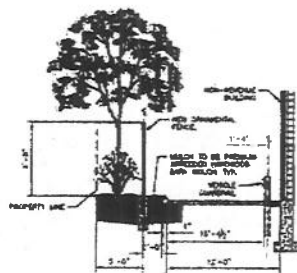


0 10' 20' 40'
SCALE: 1" = 20'-0"



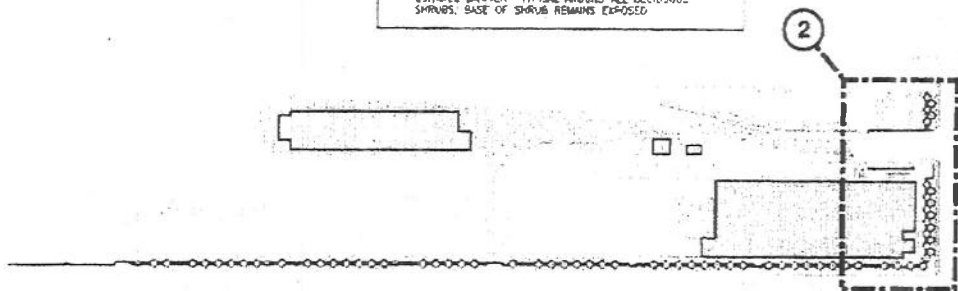


4 SECTION AT 63RD ST
NOT TO SCALE

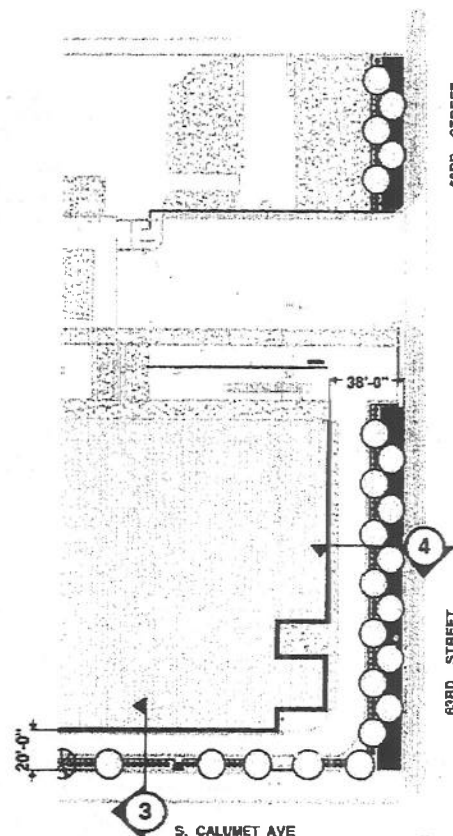


3 SECTION AT CALUMET AVE
NOT TO SCALE

- NOTES**
1. EVERGREEN SHRUBS.
 2. PLANTS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO THEIR PREVIOUS GRADE.
 3. PLACE 3" OF SHREDDED HARDWOOD BARK MULCH ON WEED CONTROL BARRIER - TYPICAL AROUND ALL DELICIOUS SHRUBS. BASE OF SHRUB REMAINS EXPOSED



1 LANDSCAPING PLAN
NOT TO SCALE



2 ENLARGED PLAN
NOT TO SCALE

