

## JOURNAL CORRECTION.

(September 11, 1991)

Alderman Banks moved to *Correct* the printed Official Journal of the regular meeting held on Wednesday, September 11, 1991, as follows:

Pages 5178 through 5186 -- by deleting in their entirety the Plan of Development Statements for the reclassification of Map Number 1-K, beginning on the seventh line from the bottom of page 5178 through and including the tenth line from the top of page 5182, together with the corresponding Zoning Map, Land Use Area Map, Land Use Plan and Property Line Map on pages 5183 through 5186, respectively, and inserting in lieu thereof the following:

*Transportation Planned Development No. 519*

*Plan Of Development Statements.*

1. The area delineated herein as Transportation Planned Development is owned or controlled by the applicant, the Chicago Transit Authority.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the successors and assignees of the Applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement related or other zoning-related communication from the City in relation to and on behalf of the affected Property owner or owners and (2) making

application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.

4. This Plan of Development consists of fifteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; and a Table of Use and Bulk Regulations and Related Controls; an Elevation Drawing; a Site Plan; and a Landscape Plan prepared by Baker Engineering on behalf of the Chicago Transit Authority, the applicant. Full size sets of the Site Plan, Landscape Plan and Elevation Drawings are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses shall be permitted within the area delineated herein as "Transportation Planned Development": Bus terminals, bus garage, bus repair facilities including but not limited to accessory uses such as fare collection, vehicle washing and painting, related offices and training areas and required communications and office facilities and off-street parking.
6. Directional and identification signs may be permitted within the area delineated herein as "Transportation Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning.
7. Any dedication or vacation of streets and alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a

separate submittal on behalf of the applicant or its successors, assignees or grantees.

8. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Department of Public Works and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designated for parking for the handicapped.
9. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles.
10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
  - a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - b) Airport zoning regulations as established by the Department of Planning, the Department of Aviation and the Department of Law and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. The Plan of Development herein shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as promulgated by the Commissioner of Planning. The Applicant shall comply with the provisions of the City of Chicago Public Art Program and the Percent for Art ordinance.
13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan and with the Elevation Plans. The landscaping (including street trees in the adjacent right-of-way) shall be designated and constructed in general conformance with the Landscape Plan. The landscaping shall be maintained at all times in accordance with the

Landscape Plan. One (1) two and one-half (2-1/2) inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic and subject to the approval of the Department of Planning. The Applicant shall, for a period of five (5) years from the adoption of this Ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

14. Unless substantial construction of the proposed structure has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to that of an M2-2 General Manufacturing District.
15. Additional traffic signalization will be installed at the entrance to the C.T.A. facility on Chicago Avenue at Kostner Avenue. The Applicant agrees to assume all costs in connection with the construction of this new traffic signal. The traffic signal will be installed prior to the opening of the C.T.A. facility.

[Existing Zoning Map, Property Line and Right-of-Way Map, Generalized Land Use Plan, Existing Land Use Area Map, Site Plan, Landscape Plan and Elevation Drawings attached to this Planned Development printed on pages 26072 through 26081 of this Journal.]\*

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Transportation Planned Development No. 519*

*Use And Bulk Regulations And Data.*

Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
<u>1,130,109</u> 25.9437	In accordance with Statement No. 5 of this Planned Development	0.33	In accordance with Site Plan attached

Gross Site Area =

Net Site Area:	1,130,109 square feet	(25.9437 acres)
<u>Public Right Of Way:</u>	<u>20,534 square feet</u>	<u>( 0.4714 acres)</u>
<b>TOTAL:</b>	<b>1,150,643 square feet</b>	<b>(26.4151 acres)</b>

\* Note: Page numbers refer to the Journal of Proceedings of December 5, 1992 and are for reference purposes only.

Minimum Off-Street Loading Spaces: Per M2-2 Requirements.

Minimum Off-Street Parking Spaces: 293 spaces.

A minimum of two percent (2%) of all parking spaces shall be devoted to parking for the handicapped.

Minimum Required Setbacks: In accordance with Site Plan filed herein.

Maximum Building Height: 31 feet.

The motion to correct *Prevailed*.

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**UNFINISHED BUSINESS.**

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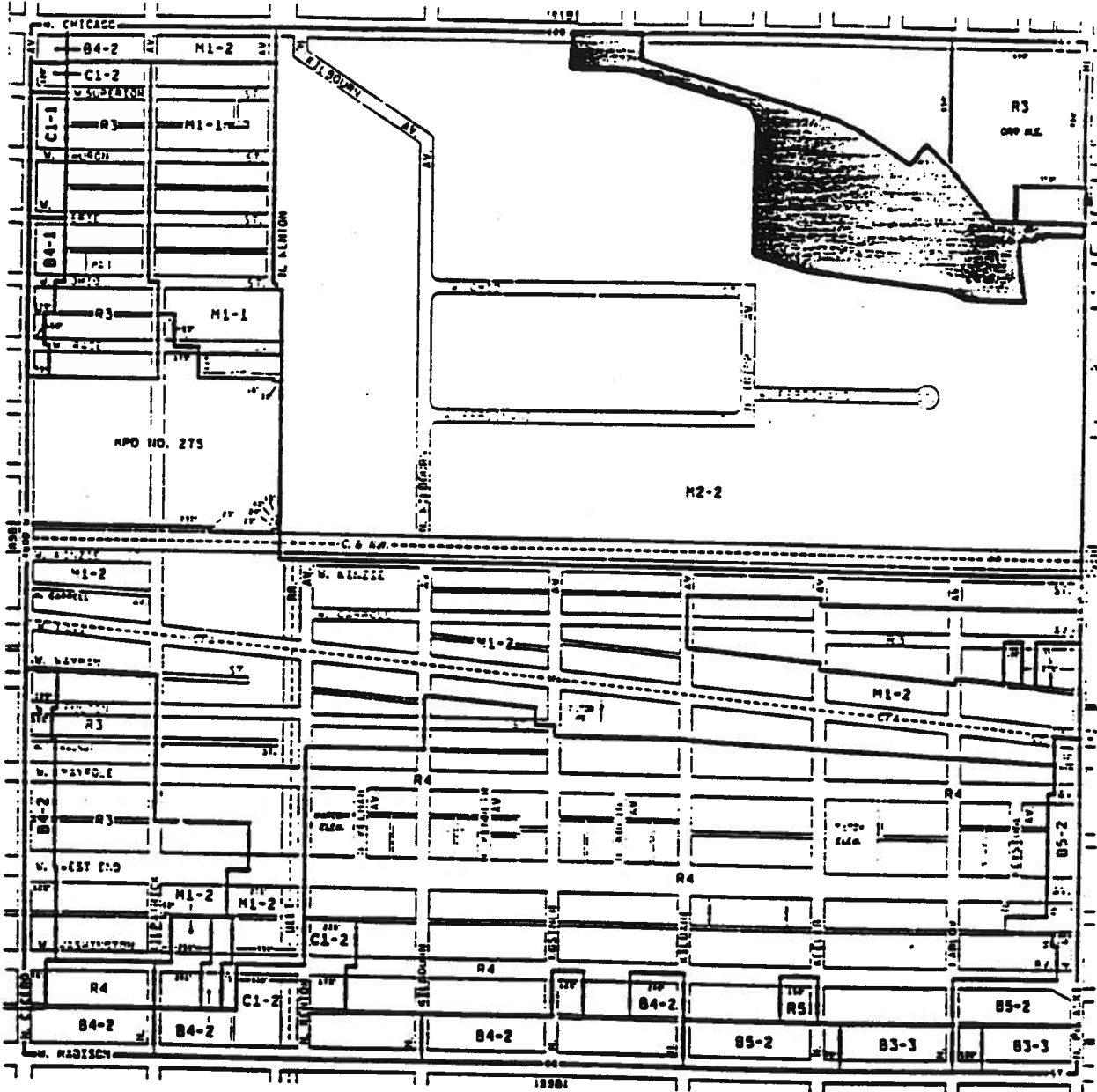
**LEVY OF TAXES FOR COMMUNITY COLLEGE DISTRICT NUMBER  
508 FOR FISCAL YEAR JULY 1, 1992 THROUGH JUNE 30, 1993  
AND ABATEMENT OF 1992 TAX LEVY FOR PAYMENT OF  
RENTAL AND LEASING OF MULTI-FACILITY  
PROJECTS OF 1987 AND 1988.**

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Finance, deferred and published in the Journal of the Proceedings of November 6, 1992, pages 23309 through 23331, recommending that the City Council pass three proposed ordinances from the Board of Trustees of Community College District No. 508 concerning the levy of taxes for fiscal year July 1, 1992 through June 30, 1993; the authorization for abatement of taxes for the year 1992 for payment of annual rental for the leasing of Multi-Facility Projects of 1987 from the Public Building Commission of Chicago; and the authorization for abatement of taxes for the year 1992 for payment of annual rental for the leasing of Multi-Facility Projects of 1988 from the Public Building Commission.

(Continued on page 26082)

TRANSPORTATION PLANNED DEVELOPMENT NO. 519

EXISTING ZONING MAP



Legend:

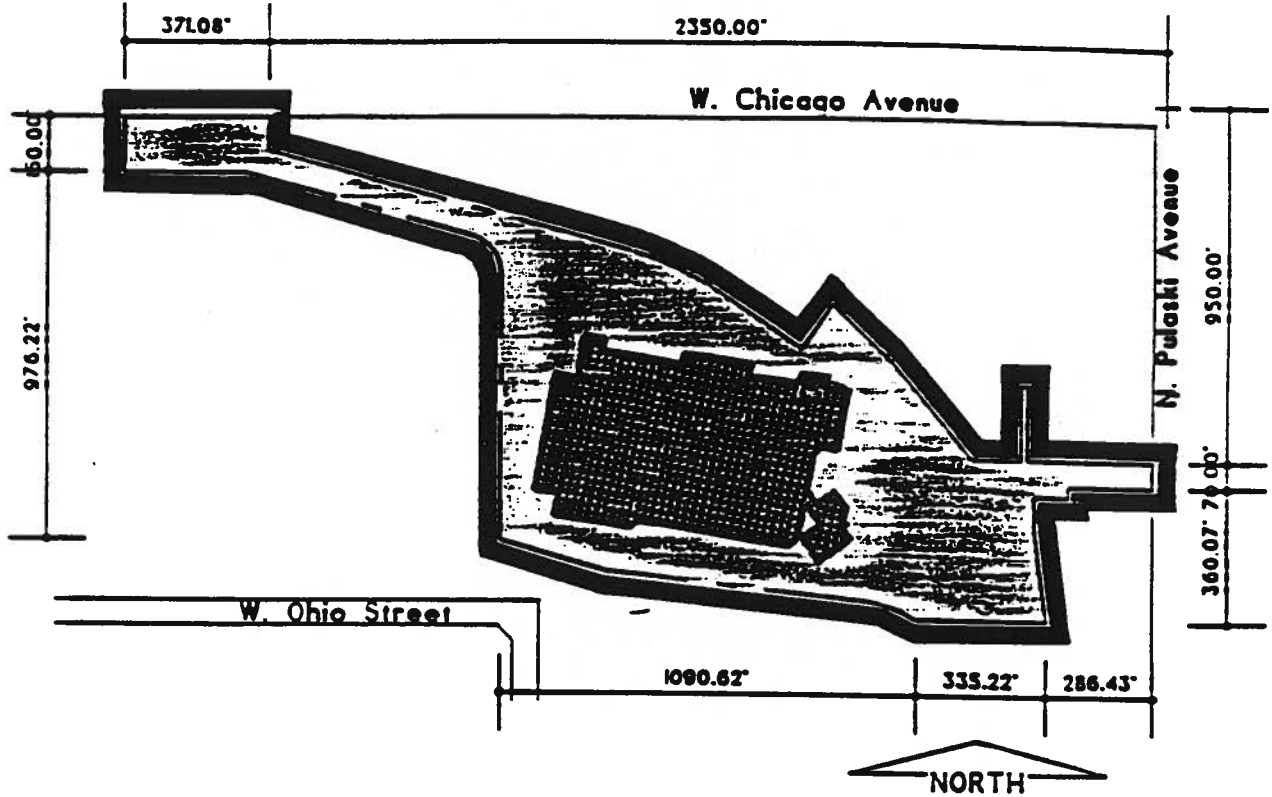
-  *Planned Development*
-  *Zoning District Boundary*



**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** February 15, 1991

TRANSPORTATION PLANNED DEVELOPMENT NO. 519

PROPERTY LINE MAP AND  
RIGHT OF WAY ADJUSTMENT MAP

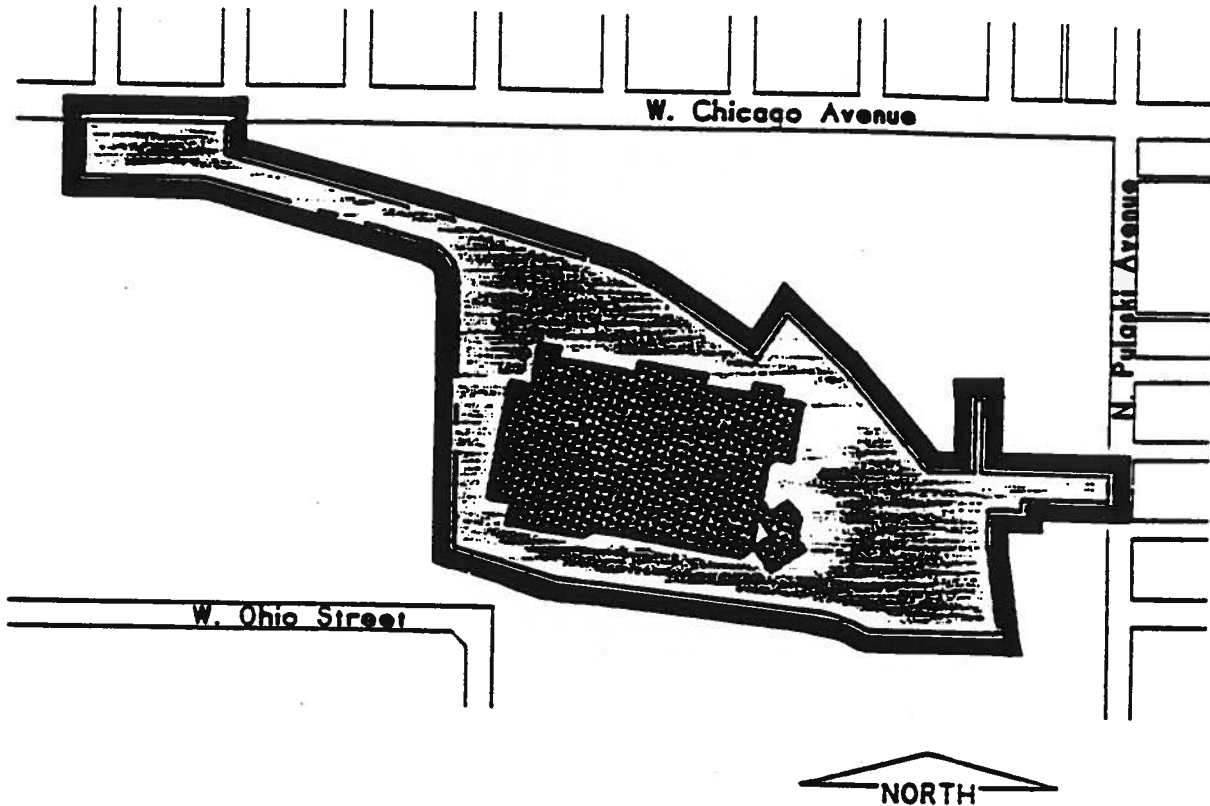






*Note: No Right-of-Way adjustments planned.*

APPLICANT: Chicago Transit Authority  
ADDRESS: Chicago Avenue & Pulaski Road  
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TRANSPORTATION PLANNED DEVELOPMENT NO. 519

## GENERALIZED LAND USE PLAN

**Legend:**

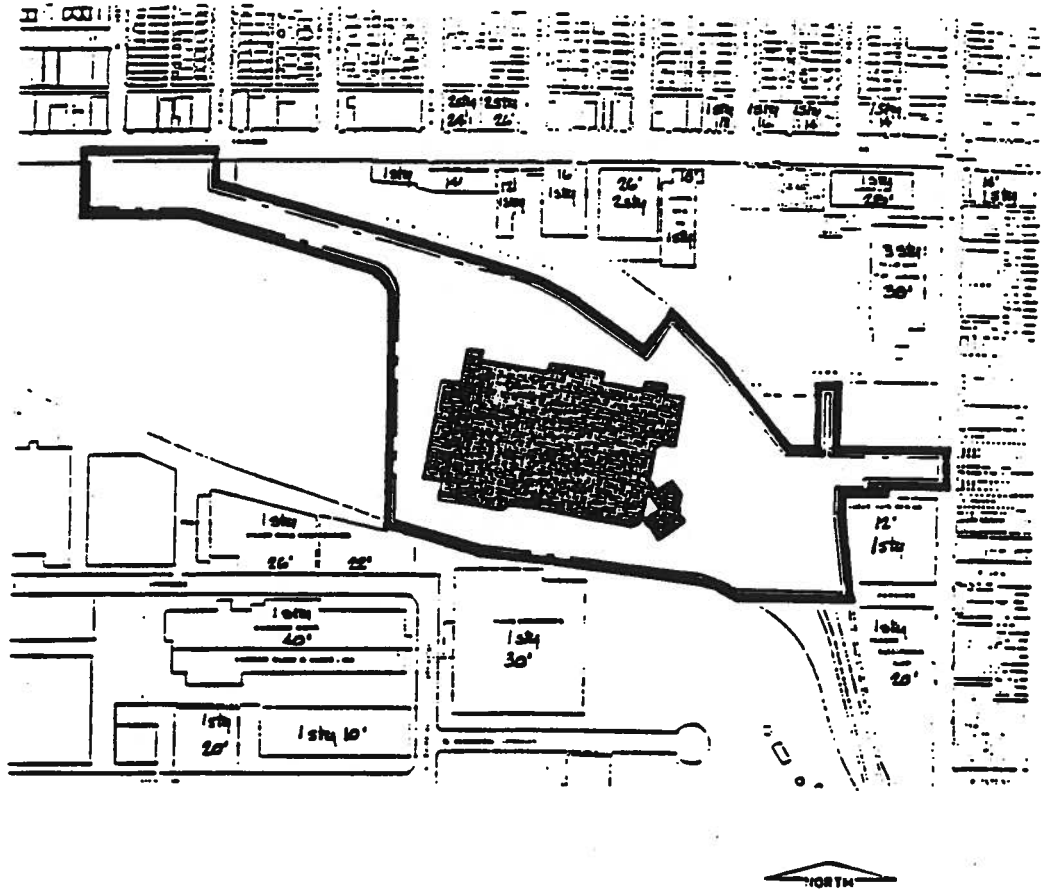
-  *Property Line*
-  *Planned Development Boundary*
-  *Principal Building Location*
-  *Parking and Circulation*

- Notes:**
1. *For Uses see Statement No. 3.*
  2. *For detail see Site and Landscape Plans on file with the Planning Department.*




**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** February 15, 1991

TRANSPORTATION PLANNED DEVELOPMENT NO. 519

EXISTING LAND USE  
AREA MAP

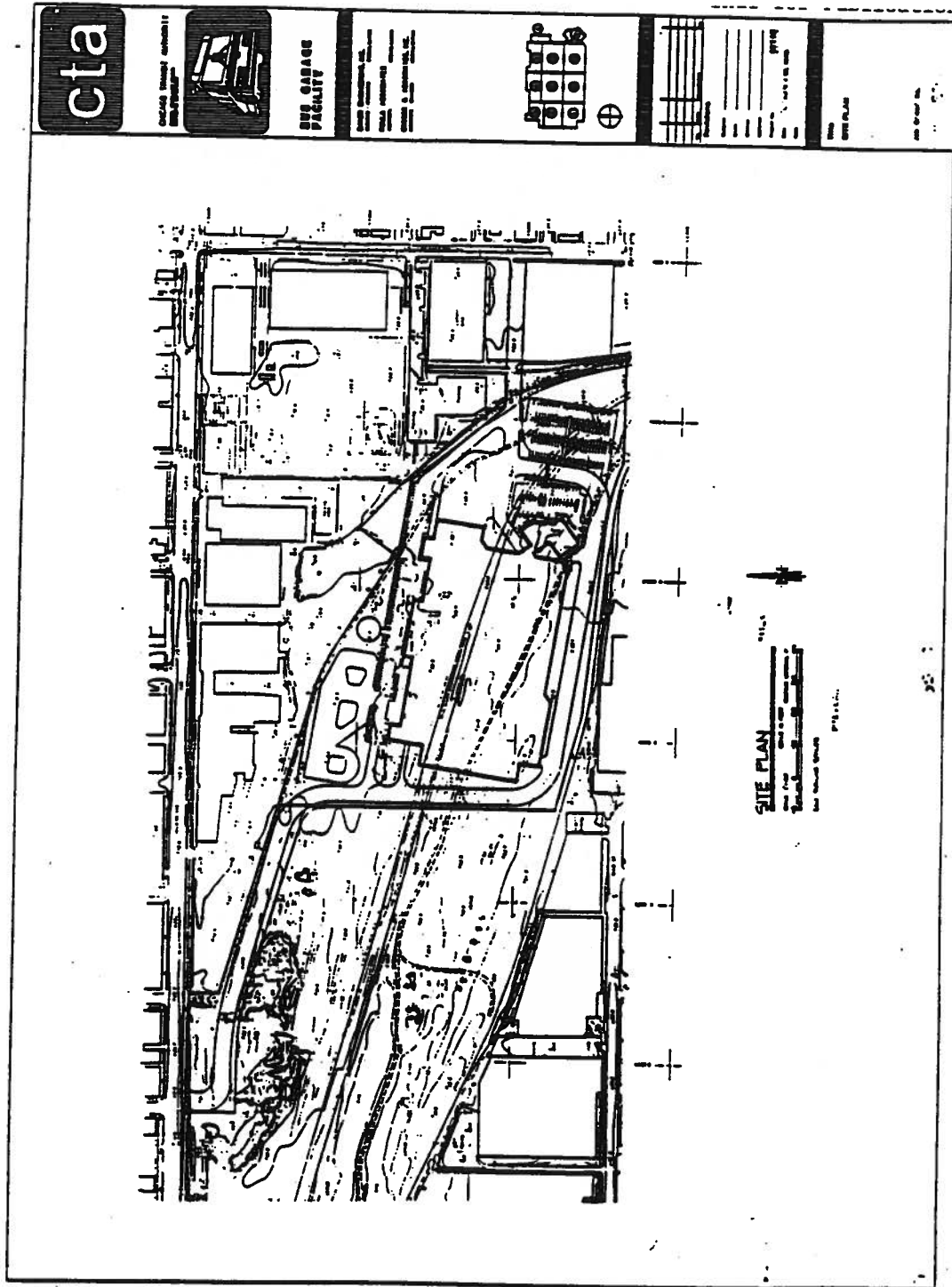


**Legend:**

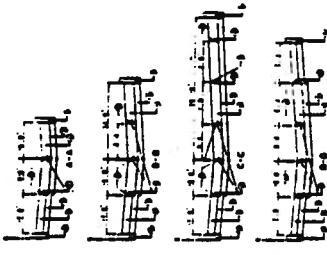
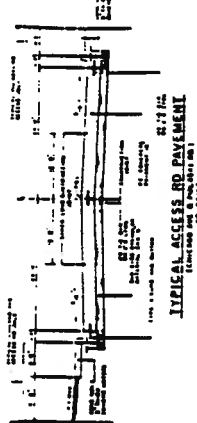
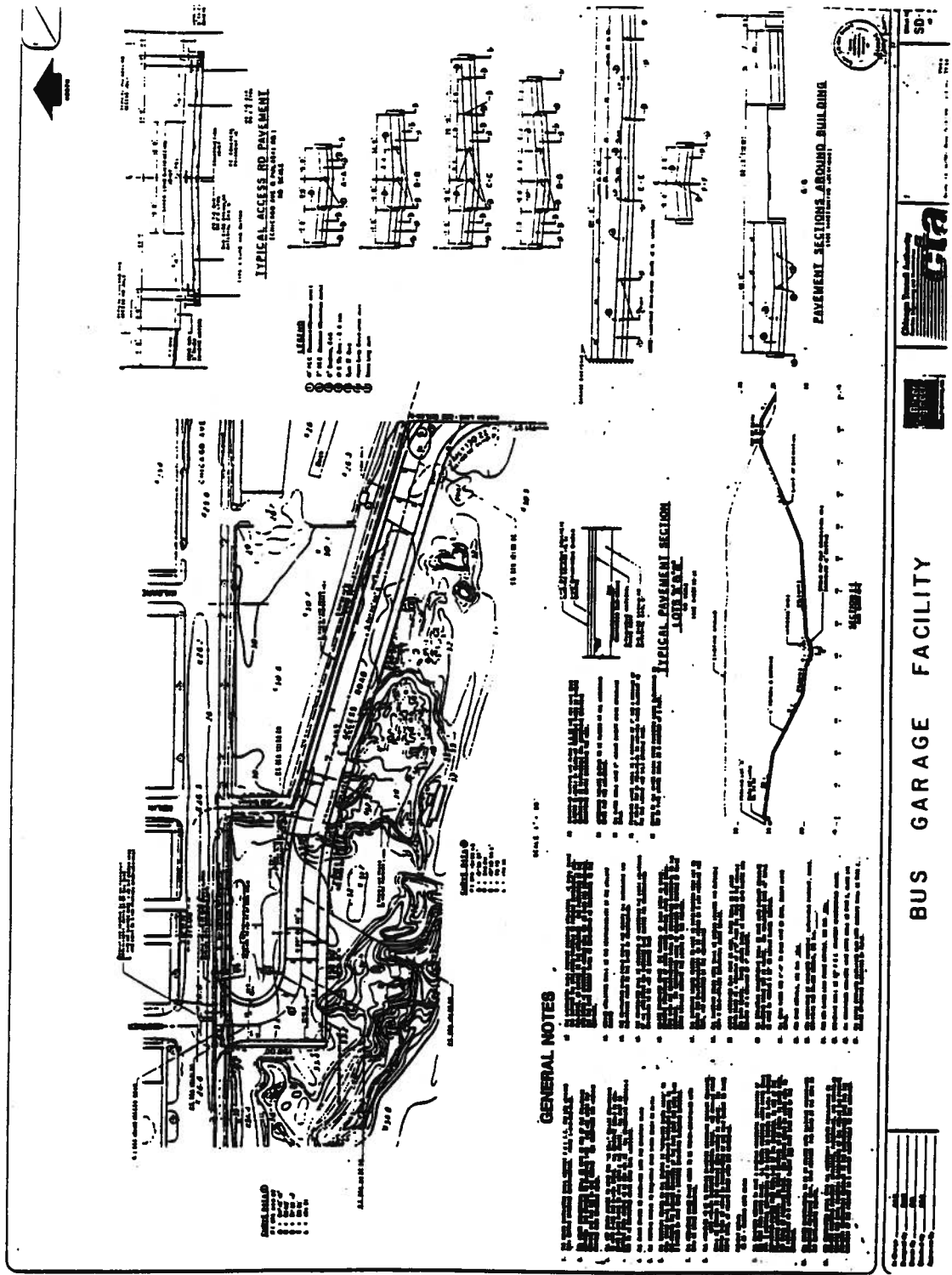
-  Property Line
-  Planned Development Boundary
-  Principal Building Location

**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** February 15, 1991

Site Plan  
(Page 1 of 3)



Site Plan  
(Page 2 of 3)



GENERAL NOTES

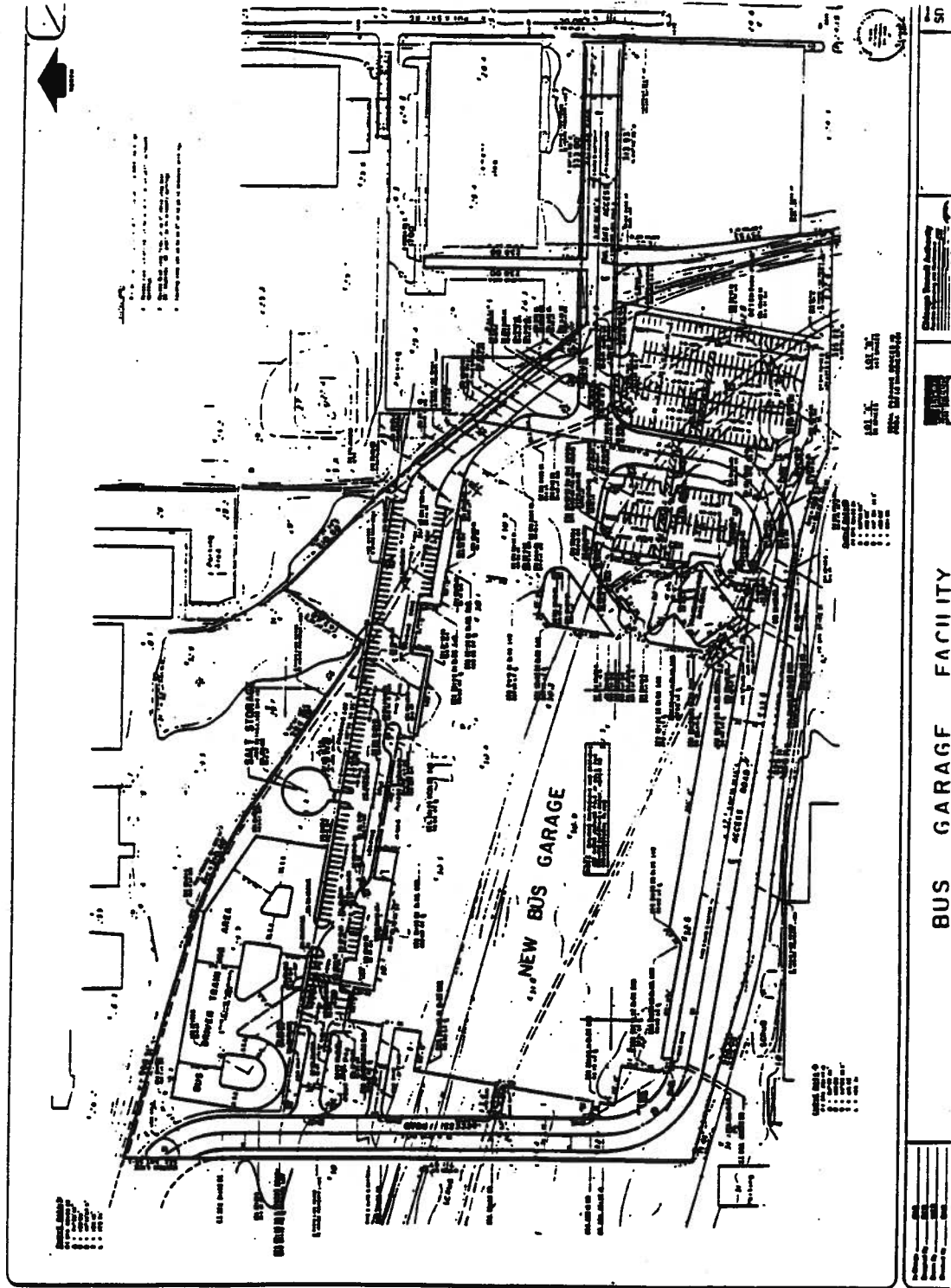
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL DURING CONSTRUCTION.
- 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
- 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.
- 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
- 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF CHICAGO AND THE STATE OF ILLINOIS.



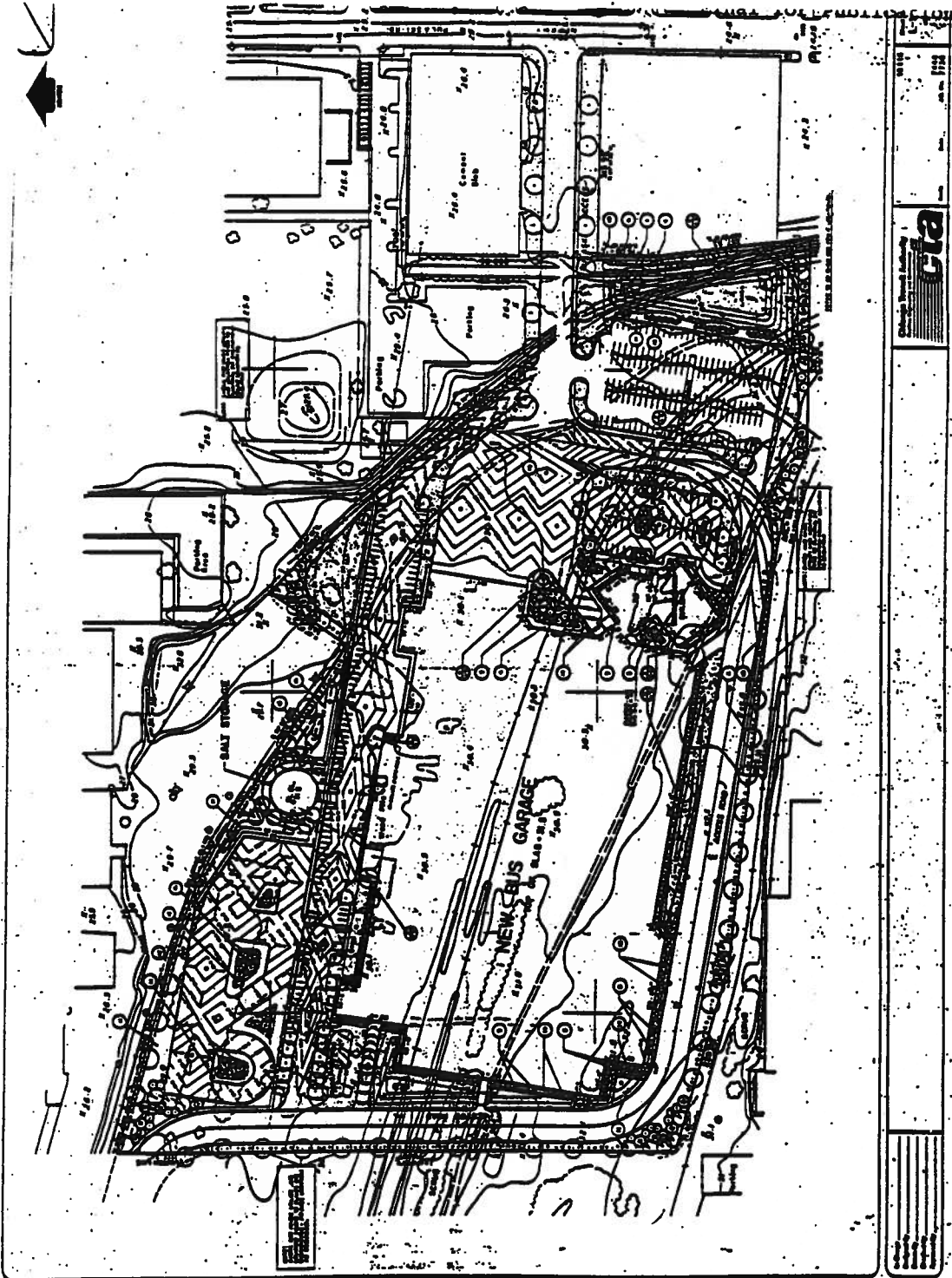
BUS GARAGE FACILITY

DATE	12/9/92
BY	[Signature]
TITLE	Site Plan
PROJECT	BUS GARAGE FACILITY
LOCATION	[Address]
SCALE	[Scale]

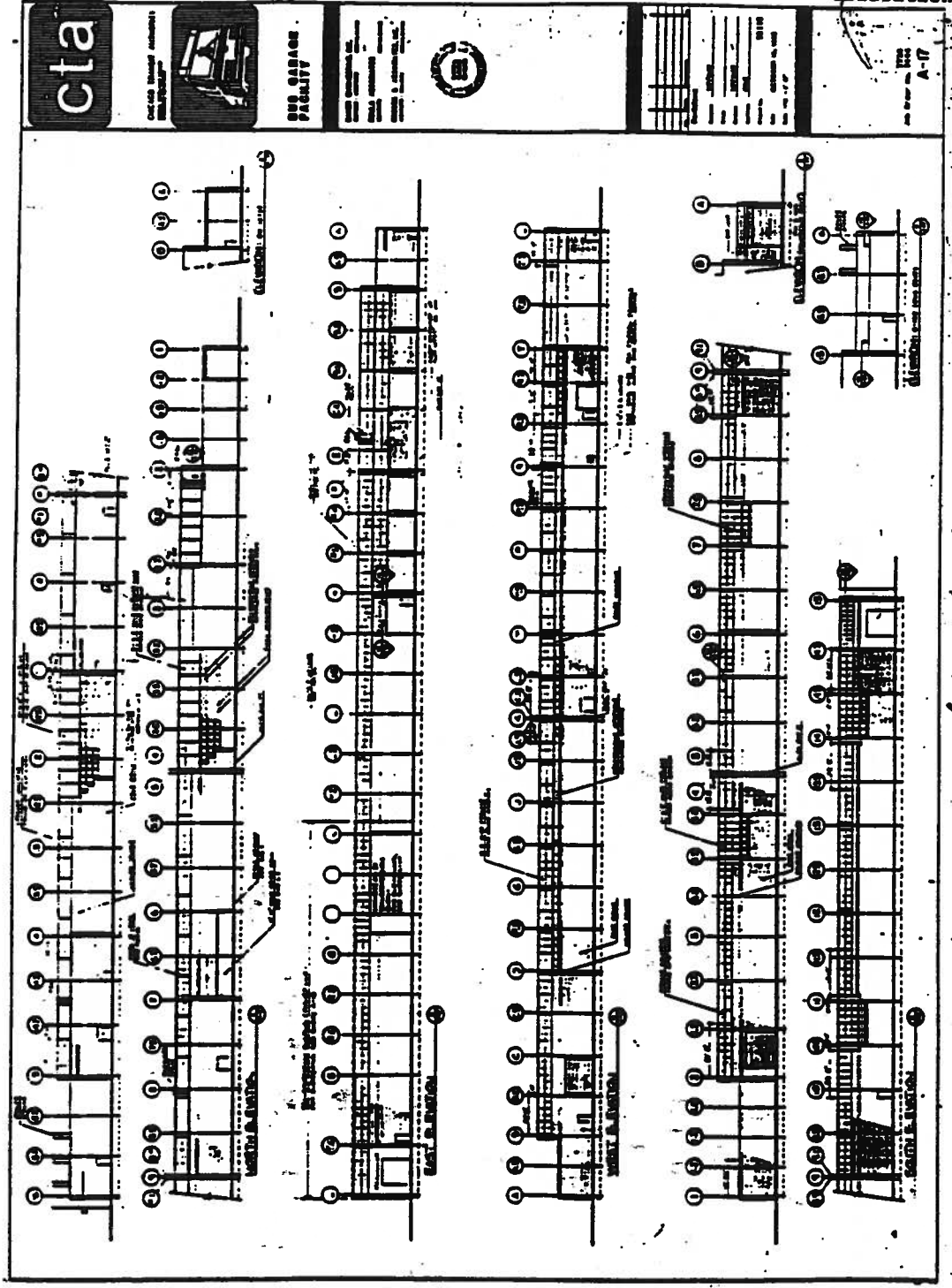
Site Plan  
(Page 3 of 3)



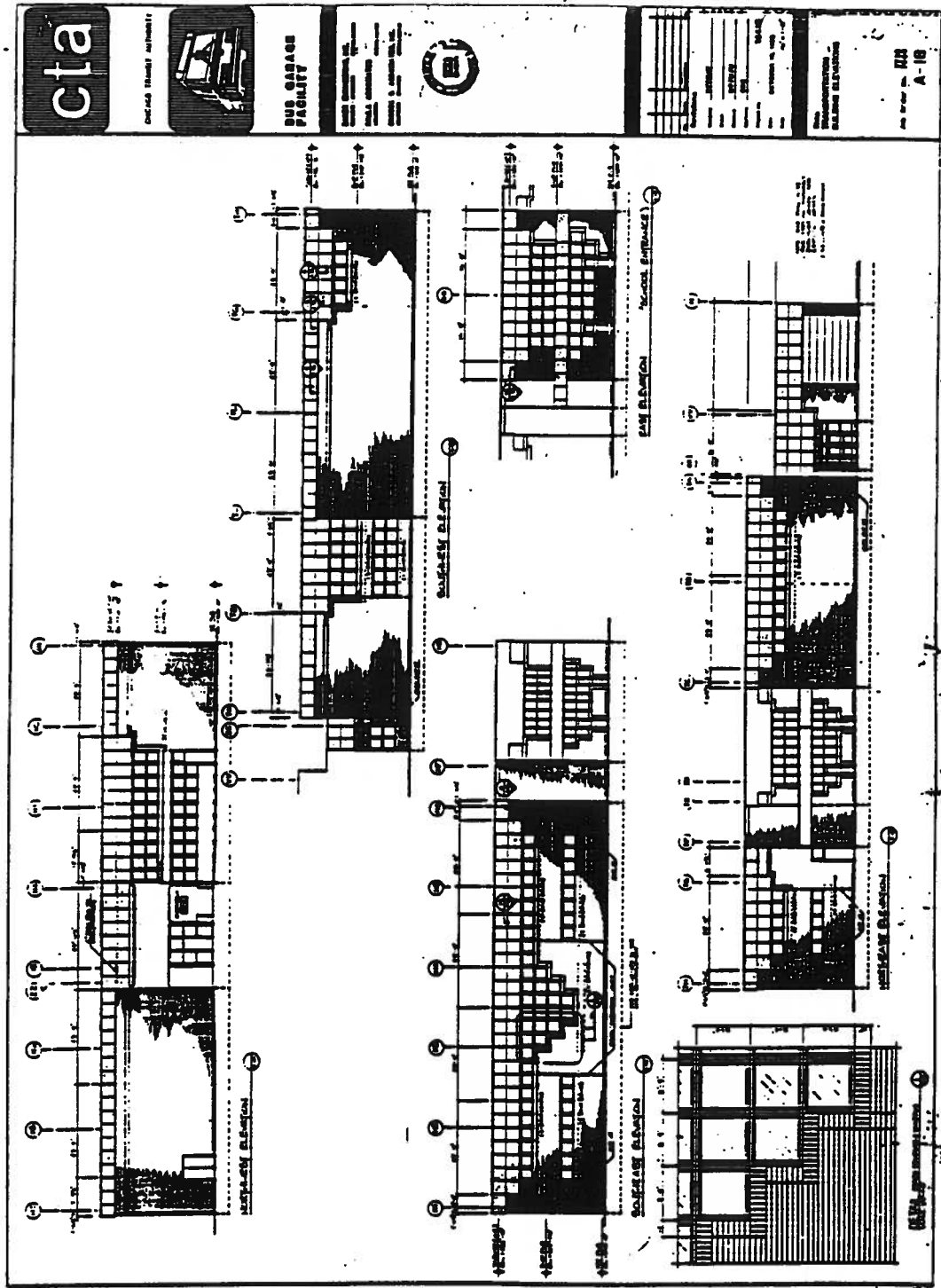
Landscape Plan



Main Building Elevations



Transportation Building Elevations





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
(312) 744-6550 (FAX)

TPD #519

10758

MEMORANDUM

TO: The Honorable William J. P. Banks  
Chairman, City Council Committee on Zoning

FROM: Richard Wendy  
Richard Wendy  
Deputy Commissioner

DATE: December 2, 1992

RE: Chicago Transit Authority Planned Development  
4301 West Chicago Avenue/650 North Pulaski Avenue

It has been brought to my attention that an incorrect version of the above-referenced ordinance may have inadvertently been published in the City Council Journal. A correct copy of the final approved Planned Development is attached. I would very much appreciate your assistance in having the correct version introduced at the next possible City Council meeting as a Journal Correction.

If you have any question in this regard, please do not hesitate to contact me (744-5756) or Christine Slattery, Assistant Commissioner (744-0340).

Thank you.

Attachment



# CITY OF CHICAGO

## APPLICATION

### FOR

### AN AMENDMENT TO THE ZONING ORDINANCE

This application must be typewritten and filed in quadruplicate. You will be advised of the date of the public hearing.

1. Applicant CHICAGO TRANSIT AUTHORITY Phone 664-7200  
Address MERCHANDISE MART PLAZA Zone 60654
2. Owner or Lessee CHICAGO TRANSIT AUTHORITY Phone 664-7200  
(Circle One)
3. What is the address of the property in which the applicant has an interest?  
Address 4301 WEST CHICAGO AVENUE/650 NORTH PULASKI AVENUE
4. The present owner acquired legal title to the subject area on FEBRUARY 1991  
(date)
5. Boundaries of subject area: \_\_\_\_\_
6. Present Zoning M2-2 RESTRICTED MANUFACTURING DISTRICT
7. Proposed zoning change TRANSPORTATION PLANNED DEVELOPMENT
8. Has the present owner previously rezoned this property? NO  
When? N/A
9. Is subject property to be improved? If so, how and when? YES. UPON ZONING APPROVAL  
APPLICANT WILL CONSTRUCT A BUS GARAGE AND MAINTENANCE FACILITY
10. What will be the actual use of the improvement? BUS GARAGE AND MAINTENANCE  
FACILITY
11. Is off-street parking being provided? YES

(Over)

County of Cook }  
State of Illinois } SS.

\_\_\_\_\_ being first duly sworn, on oath deposes and says.  
that all of the above statements and the statements contained in the documents submitted  
herewith are true.

Subscribed and sworn to before me this  
DANDON Q. NEAL  
NOTARY PUBLIC, STATE OF ILLINOIS 1991  
MY COMMISSION EXPIRES 8/31/94

*Ernest R. Sawyer*  
\_\_\_\_\_  
Signature of Applicant  
ERNEST R. SAWYER

*J.A.*  
\_\_\_\_\_  
Notary Public

INTRODUCED BY: \_\_\_\_\_ Date \_\_\_\_\_

REFERRED TO:

FILE NO. \_\_\_\_\_ COMMITTEE ON BUILDINGS & ZONING \_\_\_\_\_

WARD NO. \_\_\_\_\_ REZONING STAFF \_\_\_\_\_

CHICAGO PLAN COMMISSION \_\_\_\_\_

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 1-K in the area bounded by

West Chicago Avenue; a point 2350.00 feet west of the intersection of the centerline of West Chicago Avenue and the centerline of North Pulaski Road; south 0 degrees 13 minutes 54 seconds west parallel to the centerline of North Pulaski Road, 140.64 feet; thence south 74 degrees 22 minutes 48 seconds east (along a line which if extended southeasterly would intersect a line west 1178.00 feet from the centerline of North Pulaski Road at a point 467.74 feet south of the centerline of West Chicago Avenue) 990.313 feet to the intersection of an arc of a circle, convex northeasterly and having a radius of 800.00 feet; thence southeasterly along said arc 210.40 feet (the chord of which bears south 63 degrees 54 minutes 23 seconds east for 209.81 feet) to a point of tangent on a line which intersects the line west 1178.00 feet from the centerline of North Pulaski Road; thence south 56 degrees 22 minutes 17 seconds east along said tangent line 34.00 feet to said point intersection; thence continue southeasterly along said tangent line 264.20 feet; thence north 33 degrees 37 minutes 43 seconds east (at right angles thereto) 142.68 feet to the intersection of a line drawn from a point on a line west 928 feet from the centerline of North Pulaski Road and 490.00 feet south of the centerline of West Chicago Avenue to a point on the line west 723.00 feet from the centerline of North Pulaski Road and 688.17 feet south of the centerline of West Chicago Avenue; thence south 47 degrees 27 minutes 23 seconds east along said line 210.80 feet to the aforesaid point on the line west 723.00 feet from the centerline of North Pulaski Road; thence south 39 degrees 17 minutes 34 seconds east 338.36 feet to a point on a line south 950.00 feet from the centerline of West Chicago Avenue and 466.54 feet west from the centerline of North Pulaski Road; then south 89 degrees 69 minutes 25 seconds east along the aforesaid line south 950.00 feet from the centerline of West Chicago Avenue, a distance of 124.66 feet, to a line west 383.00 feet from the centerline of North Pulaski Road; thence north 0 degrees 13 minutes 54 seconds east along said line west 383.00 feet from the centerline of North Pulaski Road, a distance of 200.00 feet to a line south 750.00 feet from the centerline of West Chicago Avenue; thence south 89 degrees 69

minutes 25 seconds east along said line 17.00 feet, to a line west 366.00 feet from the centerline of North Pulaski Road; thence south 0 degrees 13 minutes 54 seconds west along said line, 200.00 feet to the aforesaid south line of the north 950.00 feet from the centerline of West Chicago Avenue; thence south 89 degrees 59 minutes 25 seconds east along said line 366.00 feet to the centerline of North Pulaski Road; thence south 0 degrees 13 minutes 54 seconds west along said line, 70.00 feet to a line drawn 1020.00 feet south of and parallel with the centerline of West Chicago Avenue); thence north 89 degrees 59 minutes 25 seconds west along said parallel line 260.72 feet; thence south 0 degrees 13 minutes 54 seconds west, 28.00 feet; thence north 89 degrees 59 minutes 25 seconds west, 86.21 feet; thence south 0 degrees 14 minutes 49 seconds, 76.05 feet; thence south 6 degrees 33 minutes 01 seconds east, 257.53 feet to a line south 1379.90 feet from the centerline of West Chicago Avenue; thence north 89 degrees 59 minutes 25 seconds west along said south line 335.22 feet to the intersection of a circle convex northeasterly, having a radius of 566.44 feet and being 40.00 feet northeasterly of and concentric with the northeasterly line of Lot 2 in first addition to northwestern center industrial district recorded May 31, 1984 as document No. 27109489; thence northwesterly in aforesaid first addition to northwestern center industrial district 625.11 feet to the point of intersection with a line drawn 42.00 feet northeasterly of and parallel with the westerly most northerly line of lot 1 in aforesaid first addition to northwestern center industrial district; thence north 74 degrees 25 minutes 26 seconds west along said parallel line 229.02 feet to the intersection with a line drawn 42.00 feet northeasterly of and parallel with the westerly most northerly line of lot 16 in northwestern center industrial district recorded July 1, 1971 as document no. 21532046; thence north 74 degrees 22 minutes 11 seconds west along said parallel line 71.41 feet; thence north 0 degrees 13 minutes 54 seconds east, along a line drawn 1743.23 feet west of and parallel with the centerline of North Pulaski Road, a distance of 711.97 feet to a point which is 465.01 feet south of the centerline of West Chicago Avenue as measured along said parallel line; thence northwesterly 130.22 feet along the arc of a circle, tangent to the last described line, convex northeasterly, having a radius of 100.00 feet, and whose chord bears north 37 degrees 04 minutes 27 seconds west, 121.21 feet to a tangent point thence north 74 degrees 22 minutes 48 seconds west, 556.92 feet; thence westerly 136.22 feet along the arc of a circle, tangent to the last described line, convex northerly, having a radius of 500.00 feet, and whose chord bears north 82 degrees 11 minutes 06 seconds west, 135.80 feet to a tangent point; thence north 89 degrees 59 minutes 25 seconds west, along a line drawn 200.00 feet south of and parallel

with the centerline of West Chicago Avenue, a distance of 232.80 feet; thence north 0 degrees 13 minutes 54 seconds east, 200.00 feet along a line drawn parallel with the centerline of North Pulaski Road and passing through a point on the centerline of West Chicago Avenue; thence 371.08 feet to the point of beginning.

to the designation of Transportation Planned Development No. \_\_\_\_\_, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

**TRANSPORTATION PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**PLAN OF DEVELOPMENT**  
**STATEMENTS**

1. The area delineated herein as Transportation Planned Development is owned or controlled by the applicant, The Chicago Transit Authority.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the successors and assignees of the Applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.
4. This Plan of Development consists of fifteen Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; and a Table of Use and Bulk Regulations and Related Controls; Elevation Drawing; a Site Plan and a Landscape Plan prepared by Baker Engineering on behalf of the Chicago Transit Authority, the applicant. Full size sets of both the Site Plan, Landscape Plan and Elevation Drawings are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code

**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue and Pulaski Road  
**DATE:** August 8, 1991

of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses shall be permitted within the area delineated herein as "Transportation Planned Development": Bus terminals, bus garage, bus repair facilities including but not limited to accessory uses such as fare collection, vehicle washing and painting, related offices and training areas and required communications and office facilities and off-street parking.
6. Directional and identification signs may be permitted within the area delineated herein as "Transportation Planned Development" subject to the review and approval of the Department of Buildings and the Department of Planning.
7. Any dedication or vacation of streets and alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Department of Public Works and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designated for parking for the handicapped.
9. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles.
10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
  - a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - b) Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

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**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** August 8, 1991

12. The Plan of Development herein shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development, as promulgated by the Commissioner of Planning. The applicant shall comply with the provisions of the City of Chicago Public Art Program and the percent for art ordinance.
13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan and with the elevation plans. The Landscaping (including street trees in the adjacent right-of-way) shall be designated and constructed in general conformance with the Landscape Plan. The landscaping shall be maintained at all times in accordance with the Landscape Plan. One (1) two and one-half (2-1/2) inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic and subject to the approval of the Department of Planning. The Applicant shall for a period of five (5) years from the adoption of this Ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. Unless substantial construction of the proposed structure has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of a M2-2 General Manufacturing District.

**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago and Pulaski  
**DATE:** August 8, 1991

15. Additional traffic signalization will be installed at the entrance to the CTA facility on Chicago Avenue at Kostner. The applicant agrees to assume all costs in connection with the construction of this new traffic signal. The traffic signal will be installed prior to the opening of the CTA facility.

**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago and Pulaski  
**DATE:** August 8, 1991

**TRANSPORTATION PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**USE AND BULK REGULATIONS AND DATA**

Net Site Area  <u>Square Feet</u> Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum Percentage of Site Coverage
<u>1,130,109</u> <del>26,4151</del> 25.9437	In accordance with Statement No. 5 of this Planned Development	0.33	In accordance with Site Plan attached

<b>GROSS SITE AREA =</b>	Net Site Area:	1,130,109 SF	(25.9437 acres)
	Public R.O.W:	20,534 SF	(0.4714 acres)
	<b>TOTAL:</b>	<b>1,150,643 SF</b>	<b>(26.4151 acres)</b>

**MINIMUM OFF-STREET LOADING SPACES:** Per M2-2 Requirements

**MINIMUM OFF-STREET PARKING SPACES:** 293 Spaces

A minimum of two percent (2%) of all parking spaces shall be devoted to parking for the handicapped.

**MINIMUM REQUIRED SETBACKS:** In accordance with site plan filed herein.

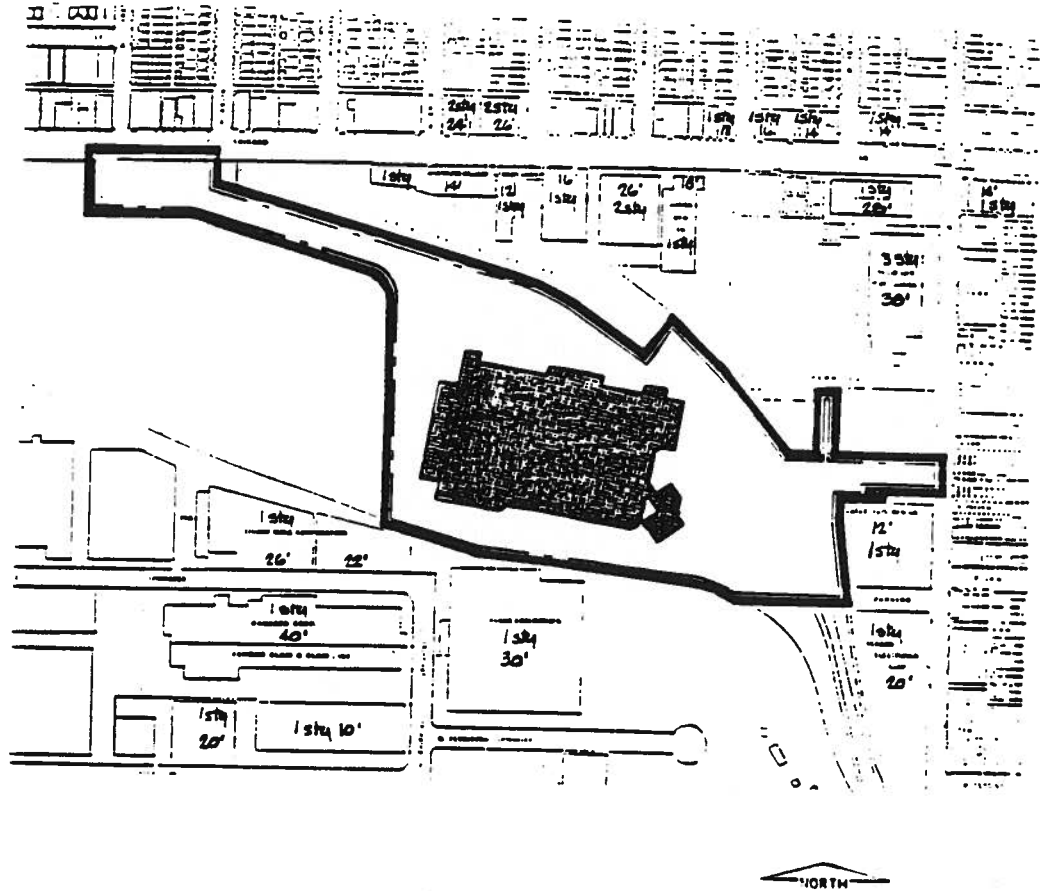
**MAXIMUM BUILDING HEIGHT:** 31 feet

**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** August 1, 1991






TRANSPORTATION PLANNED DEVELOPMENT NO. \_\_\_\_\_

EXISTING LAND USE  
AREA MAP



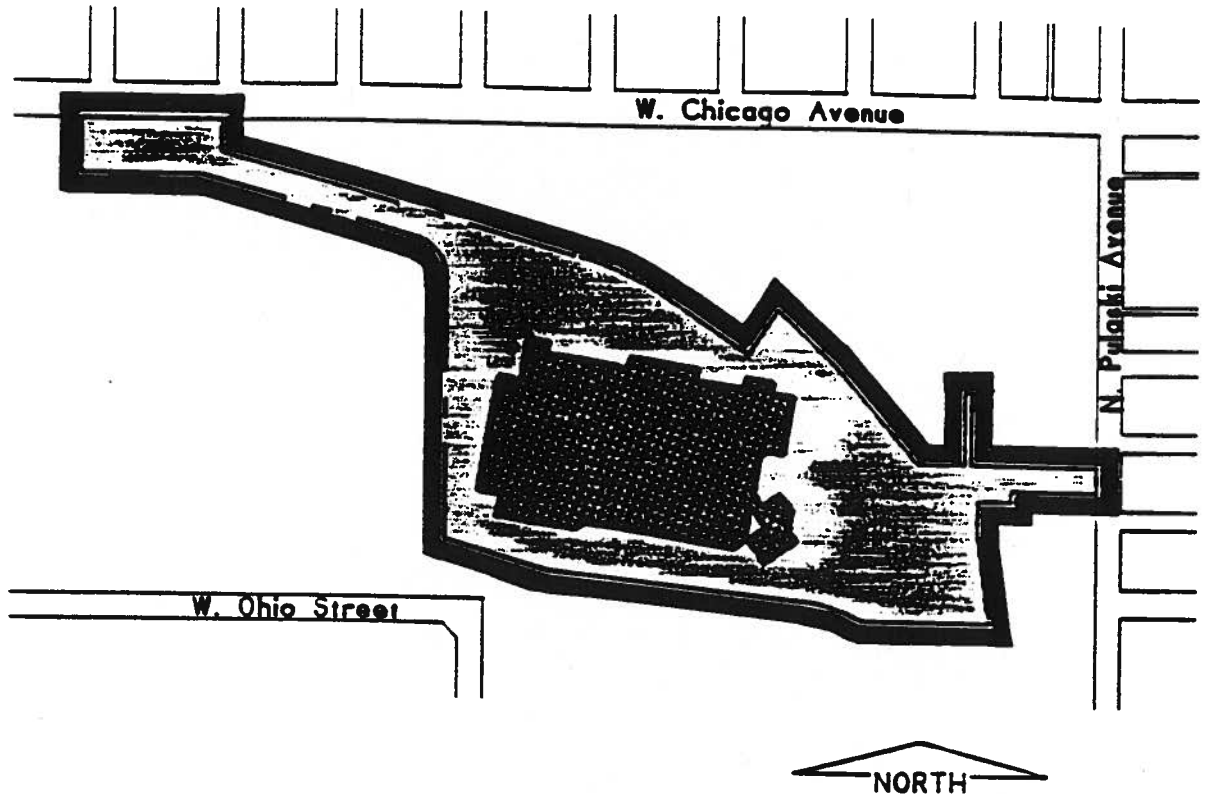
**Legend:**

-  *Property Line*
-  *Planned Development Boundary*
-  *Principal Building Location*





**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** February 15, 1991

TRANSPORTATION PLANNED DEVELOPMENT NO. \_\_\_\_\_

GENERALIZED LAND USE PLAN



**Legend:**

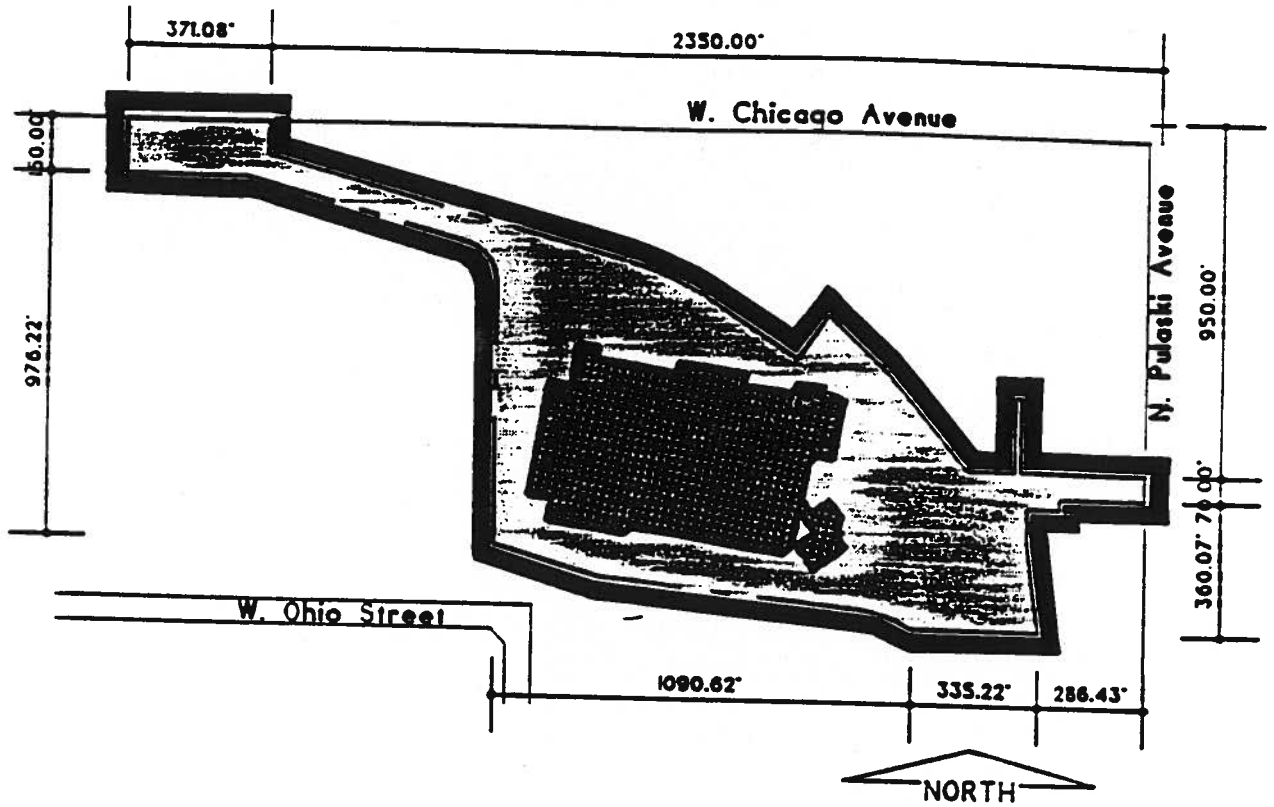
-  *Property Line*
-  *Planned Development Boundary*
-  *Principal Building Location*
-  *Parking and Circulation*

- Notes:**
1. *For Uses see Statement No. 3.*
  2. *For detail see Site and Landscape Plans on file with the Planning Department.*

**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** February 15, 1991

TRANSPORTATION PLANNED DEVELOPMENT NO. \_\_\_\_\_

PROPERTY LINE MAP AND  
RIGHT OF WAY ADJUSTMENT MAP



*Note: No Right-of-Way adjustments planned.*

APPLICANT: Chicago Transit Authority  
ADDRESS: Chicago Avenue & Pulaski Road  
DATE: February 15, 1991



CHICAGO TRANSIT AUTHORITY



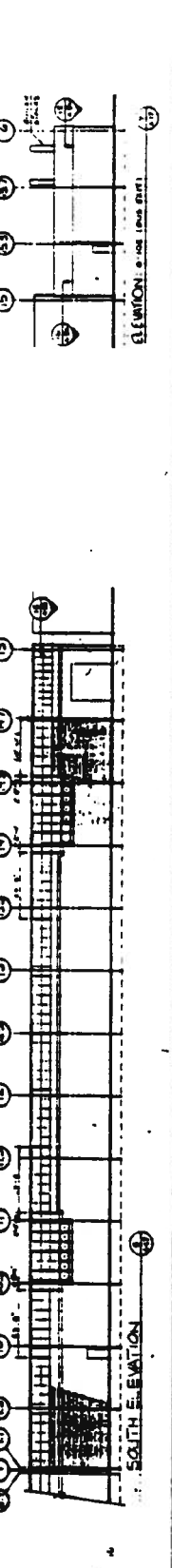
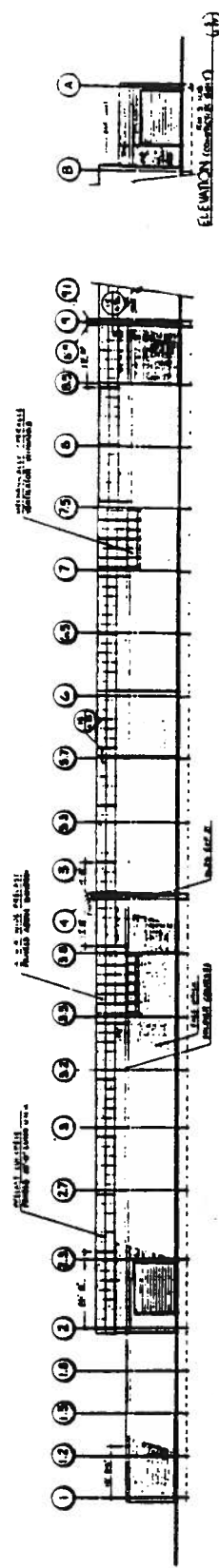
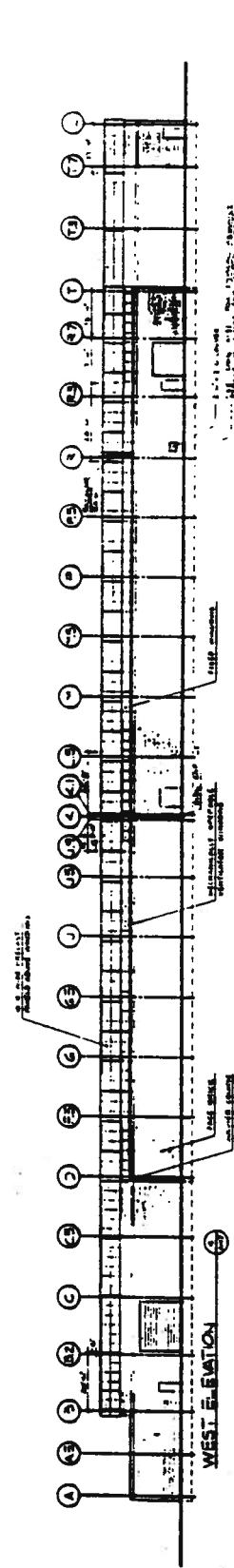
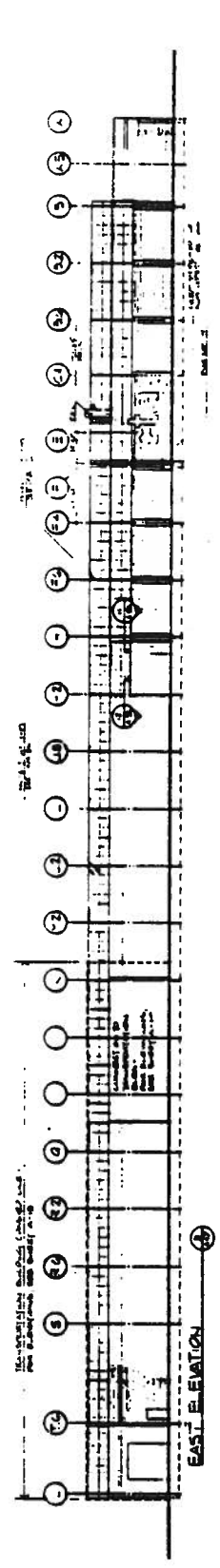
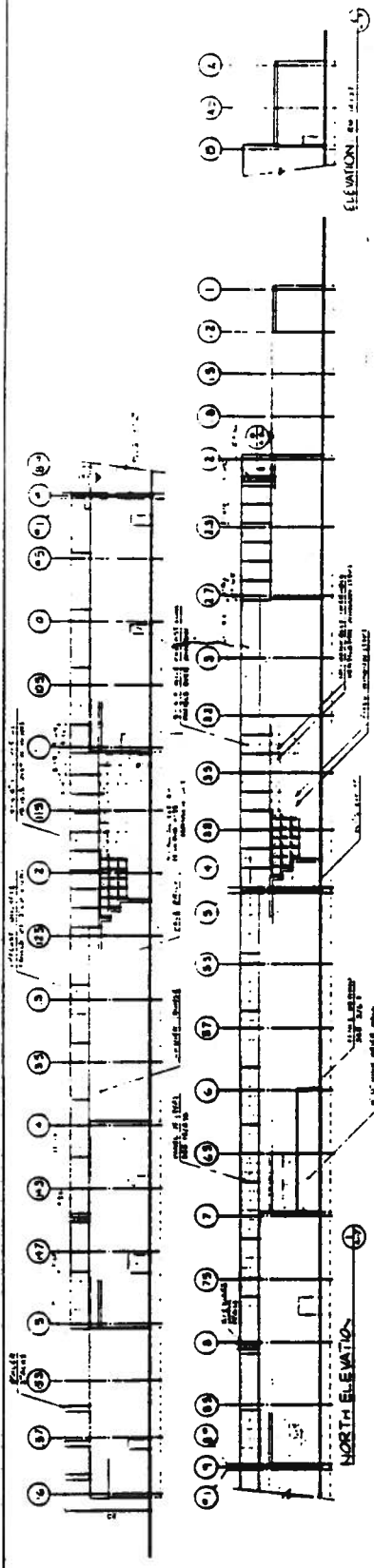
SUB GARAGE FACILITY

ARCHITECTS: HOK ASSOCIATES, INC. ENGINEERS: GEORGE & ASSOCIATES, INC.



Table with project details: Date, Location, Project Name, etc.

THE MAIN BUILDING ELEVATIONS 7724 14th St. 1968 A-17







CHICAGO TRANSIT AUTHORITY



BUS GARAGE FACILITY

ARCHITECT: HOK  
ENGINEER: PERKINS+WILL  
PLANNING: HOK  
LANDSCAPE ARCHITECT: PERKINS+WILL  
CIVIL ENGINEER: PERKINS+WILL

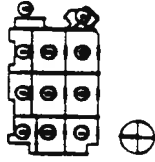
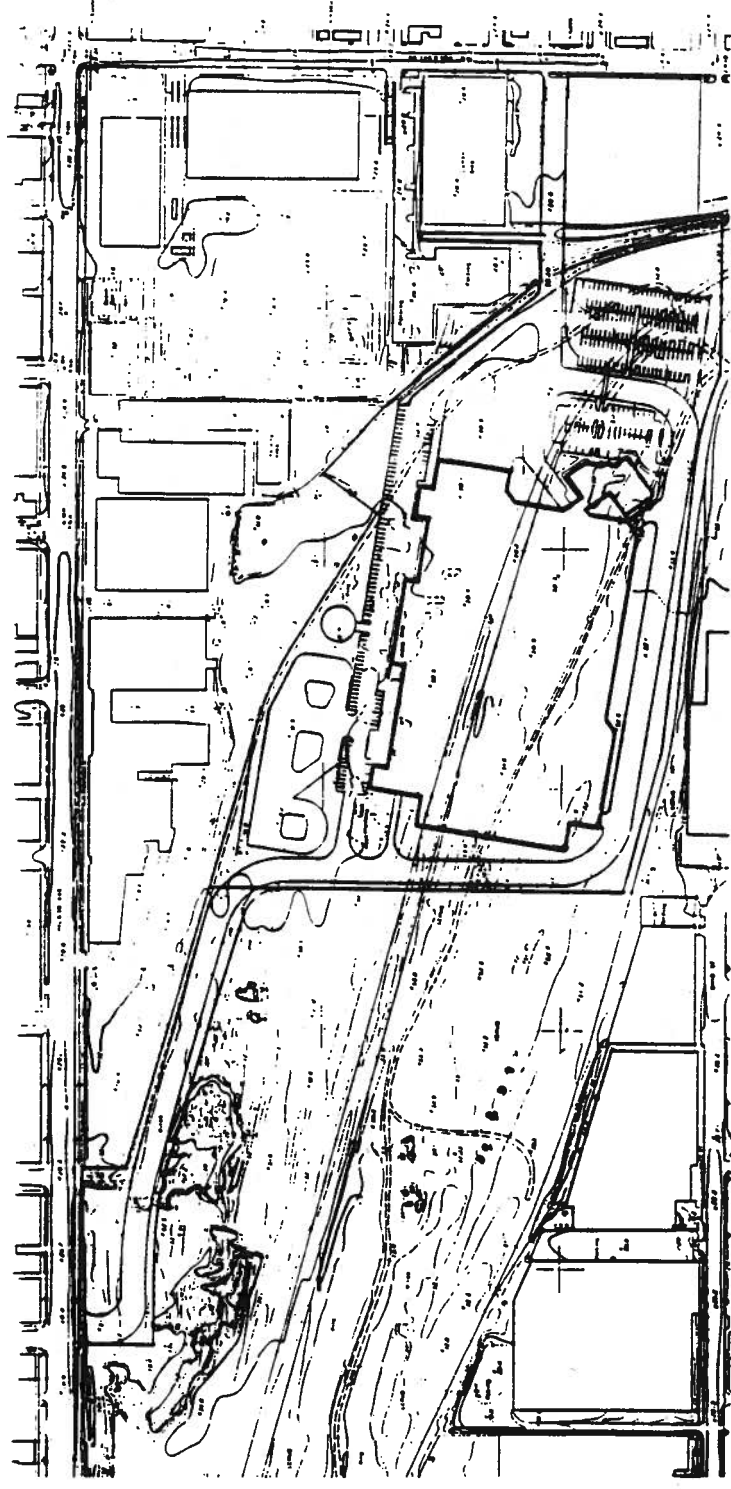


Table with 2 columns: Description, Quantity. Includes items like Bus Stalls, Restrooms, etc.

DATE: 11/18/10  
DRAWN BY: [Name]

PROJECT NO. 100-000000



SITE PLAN

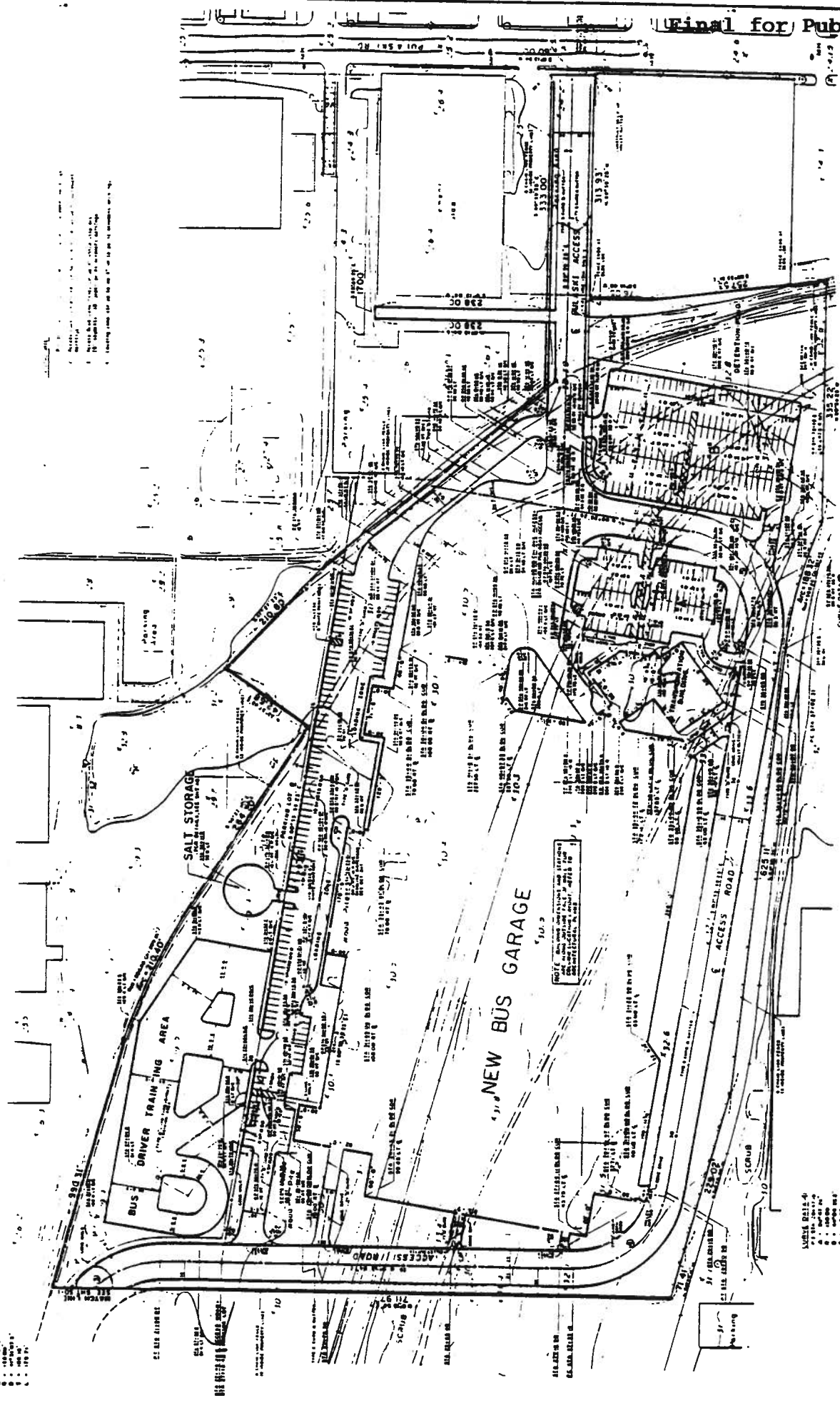


SCALE: 1" = 100'





1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



LOT "A" LOT "B"  
 33 SPACES 147 SPACES  
 TOTAL SPACES 180 SPACES  
 TOTAL SQUARE FEET 1,000,000

SITE PLAN



# BUS GARAGE FACILITY

SHEET NO. 10  
 OF 10 SHEETS  
 DATE: 10/1/00  
 SCALE: AS SHOWN

SCALE: 1" = 100'  
 1" = 200'  
 1" = 300'  
 1" = 400'  
 1" = 500'  
 1" = 600'  
 1" = 700'  
 1" = 800'  
 1" = 900'  
 1" = 1000'

Checked By	_____
Drawn By	_____
Designed By	_____
Reviewed By	_____



*This ordinance is incorrect.*

*Reclassification Of Area Shown On Map Number 1-F  
(As Amended).*

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by:

the south line of the east-west alley north of and parallel to West Grand Avenue; thence a north-south line perpendicular to the line of West Grand Avenue, said line being 463.28 feet west of the west line of North Orleans Street; thence the north line of West Grand Avenue; thence the east line of West Kingsbury Street to the point of beginning,

to those of a C2-5 General Commercial District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 1-K.*

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 1-K in the area bounded by:

West Chicago Avenue; a point 2,350.00 feet west of the intersection of the center line of West Chicago Avenue and the center line of North Pulaski Road; south 0 degrees 13 minutes 54 seconds west parallel to the center line of North Pulaski Road, 140.64 feet; thence south 74 degrees 22 minutes 48 seconds (along a line which if extended southeasterly would intersect a line west 1,178.00 feet from the center line of North Pulaski Road at a point 467.74 feet south of the center line of West Chicago Avenue) 990.313 feet to the intersection of an arc of a circle, convex northeasterly and having a radius of 800.00 feet; thence southeasterly along said arc 210.40 feet (the chord of which bears south 63 degrees 54 minutes 23 seconds east for 209.81 feet) to a point of

tangent on a line which intersects the line west 1,178.00 feet from the center line of North Pulaski Road; thence south 56 degrees 22 minutes 17 seconds east along said tangent line 34.00 feet to said point of intersection; thence continue southeasterly along said tangent line 264.20 feet; thence north 33 degrees 37 minutes 43 seconds east (at right angles thereto) 142.68 feet to the intersection of a line drawn from a point on a line west 928 feet from the center line of North Pulaski Road and 490.00 feet south of the center line of West Chicago Avenue to a point on the line west 723.00 feet from the center line of North Pulaski Road and 688.17 feet south of the center line of West Chicago Avenue; thence south 47 degrees 27 minutes 23 seconds east along said line 210.80 feet to the aforesaid point on the line west 723.00 feet from the center line of North Pulaski Road; thence south 39 degrees 17 minutes 34 seconds east 338.36 feet to a point on a line south 950.00 feet from the center line of West Chicago Avenue and 466.54 feet west from the center line of North Pulaski Road; thence south 89 degrees 69 minutes 25 seconds east along the aforesaid line south 950.00 feet from the center line of West Chicago Avenue, a distance of 124.66 feet, to a line west 383.00 feet from the center line of North Pulaski Road; thence north 0 degrees 13 minutes 54 seconds east along said line west 383.00 feet from the center line of North Pulaski Road, a distance of 200.00 feet to a line south 750.00 feet from the center line of West Chicago Avenue; thence south 89 degrees 69 minutes 25 seconds east along said line 17.00 feet, to a line west 366.00 feet from the center line of North Pulaski Road; thence south 0 degrees 13 minutes 54 seconds west along said line, 200.00 feet to the aforesaid south line of the north 950.00 feet from the center line of West Chicago Avenue; thence south 89 degrees 59 minutes 25 seconds east along said line 366.00 feet to the center line of North Pulaski Road; thence south 0 degrees 13 minutes 54 seconds west along said line, 70.00 feet to a line drawn 1,020.00 feet south of and parallel with the center line of West Chicago Avenue; thence north 89 degrees 59 minutes 25 seconds west along said parallel line 260.72 feet; thence south 0 degrees 13 minutes 54 seconds west, 28.00 feet; thence north 89 degrees 59 minutes 25 seconds west, 86.21 feet; thence south 0 seconds 14 minutes 49 seconds, 76.05 feet; thence south 6 degrees 33 minutes 01 second east, 257.53 feet to a line south 1,379.90 feet from the center line of West Chicago Avenue; thence north 89 degrees 59 minutes 25 seconds west along said south line 335.22 feet to the intersection of a circle convex northeasterly, having a radius of 566.44 feet and being 40.00 feet northeasterly of and concentric with the northeasterly line of Lot 2 in First Addition to Northwestern Center Industrial District recorded May 31, 1984 as Document No. 27109489; thence northwesterly in the aforesaid First Addition to Northwestern Center Industrial District 625.11 feet to the point of intersection with a line drawn 42.00 feet northeasterly of and parallel with the westerly most northerly line of Lot 1 in the aforesaid First Addition to Northwestern Center Industrial District; thence north 74 degrees 25 minutes 26 seconds west along said parallel line 229.02 feet to the intersection with a line drawn 42.00 feet northeasterly of and parallel with the westerly most northerly line of

Lot 16 in Northwestern Center Industrial District recorded July 1, 1971 as Document No. 21532046; thence north 74 degrees 22 minutes 11 seconds west along said parallel line 71.41 feet; thence north 0 degrees 13 minutes 54 seconds east, along a line drawn 1,743.23 feet west of and parallel with the center line of North Pulaski Road, a distance of 711.97 feet to a point which is 465.01 feet south of the center line of West Chicago Avenue as measured along said parallel line; thence northwesterly 130.22 feet along the arc of a circle, tangent to the last described line, convex northeasterly, having a radius of 100.00 feet, and whose chord bears north 37 degrees 04 minutes 27 seconds west, 121.21 feet to a tangent point; thence north 74 degrees 22 minutes 48 seconds west, 556.92 feet; thence westerly 136.22 feet along the arc of a circle, tangent to the last described line, convex northerly, having a radius of 500.00 feet, and whose chord bears north 82 degrees 11 minutes 06 seconds west, 135.80 feet to a tangent point; thence north 89 degrees 59 minutes 25 seconds west, along a line drawn 200.00 feet south of and parallel with the center line of West Chicago Avenue, a distance of 232.80 feet; thence north 0 degrees 13 minutes 54 seconds east, 200.00 feet along a line drawn parallel with the center line of North Pulaski Road and passing through a point on the center line of West Chicago Avenue; thence 371.08 feet to the point of beginning,

to the designation of Transportation Planned Development No. \_\_\_\_\_, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Transportation Planned Development Number \_\_\_\_\_.*

*Plan of Development Statements.*

1. The area delineated herein as a Transportation Planned Development, is owned or controlled by the applicant, the Chicago Transit Authority.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees.

3. The following uses shall be permitted within the area delineated herein as "Transportation Planned Development": Bus terminals, bus garage, bus repair facilities including but not limited to accessory uses such as fare collection, vehicle washing and painting, related offices and training areas and required communications and office facilities and off-street parking. Bus storage shall be primarily enclosed but may be in open areas no less than 100 feet from West Chicago Avenue and North Pulaski Road.
4. Off-street parking and off-street loading facilities shall be provided on compliance with this Plan of Development, subject to review of the Department of Public Works and the approval of the Department of Planning. A minimum of two percent of all parking spaces shall be designated for parking for the handicapped.
5. Any dedication or vacation of streets and alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
6. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
7. Directional and identification signs may be permitted within the area delineated herein as "Transportation Planned Development", subject to the review and approval of the Department of Buildings and the Department of Planning.
8. Height restrictions of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
  - (a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - (b) Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

9. This Plan of Development consists of twelve Statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan and a Landscape Plan prepared by the applicant, the Chicago Transit Authority, both dated \_\_\_\_\_, 1991. Full size sets of both the Site Plan and the Landscape Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
10. The improvements on the Property, including all entrances and exits to the parking and loading areas shall be designed and constructed in general conformance with the Site Plan. The exterior landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Landscaping Plan. The landscaping shall be maintained at all times in accordance with the Landscape Plan. Mature trees shall be installed in the public way adjacent to the Property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic, subject to the approval of the Department of Planning. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
11. Unless a building permit for the proposed improvements is properly applied for and pursued with due diligence, the approvals granted and obligations imposed under this Planned Development shall expire upon the tenth anniversary of the effective date hereof. Provided, however, if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned development ordinances, this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to that of the M2-2 General Manufacturing District.

12. The Plan of Development herein shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of Planning.

[Existing Zoning Map, Existing Land Use Area Map, Generalized Land Use Plan, and Property Line Map and Right-of-Way Adjustment Map attached to this Plan of Development printed on pages 6625 through 6628 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Transportation Planned Development*

*Use And Bulk Regulations And Data.*

Net Site Area	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
<u>Square Feet</u> Acres	Bus terminals, bus garage, bus repair facilities including but not limited to accessory uses such as fare collection, vehicle washing and painting, related offices and training areas and required communications and office facilities and off-street parking. Bus storage shall be primarily enclosed but may be in open areas no less than 100 feet from West Chicago Avenue and 100 feet from North Pulaski Avenue.	0.33	33%
1,130,109 <del>26,4151</del> 25,9437			

Gross Site Area =    Net Site Area: 1,130,109 square feet (25.9437 acres)  
                           Public R.O.W.:    20,534 square feet ( 0.4714 acres)  
   Total:    1,150,643 square feet (26.4151 acres)

Minimum Off-Street Loading Spaces: Per M2-2 Requirements

Minimum Off-Street Parking Spaces: 293 spaces

A minimum of two percent (2%) of all parking spaces shall be devoted to parking for the handicapped.

Minimum Required Setbacks:            15 feet minimum yard along West Chicago Avenue and North Pulaski Road.

—

*Reclassification Of Area Shown On Map Number 3-H*

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 3-H in area bounded by:

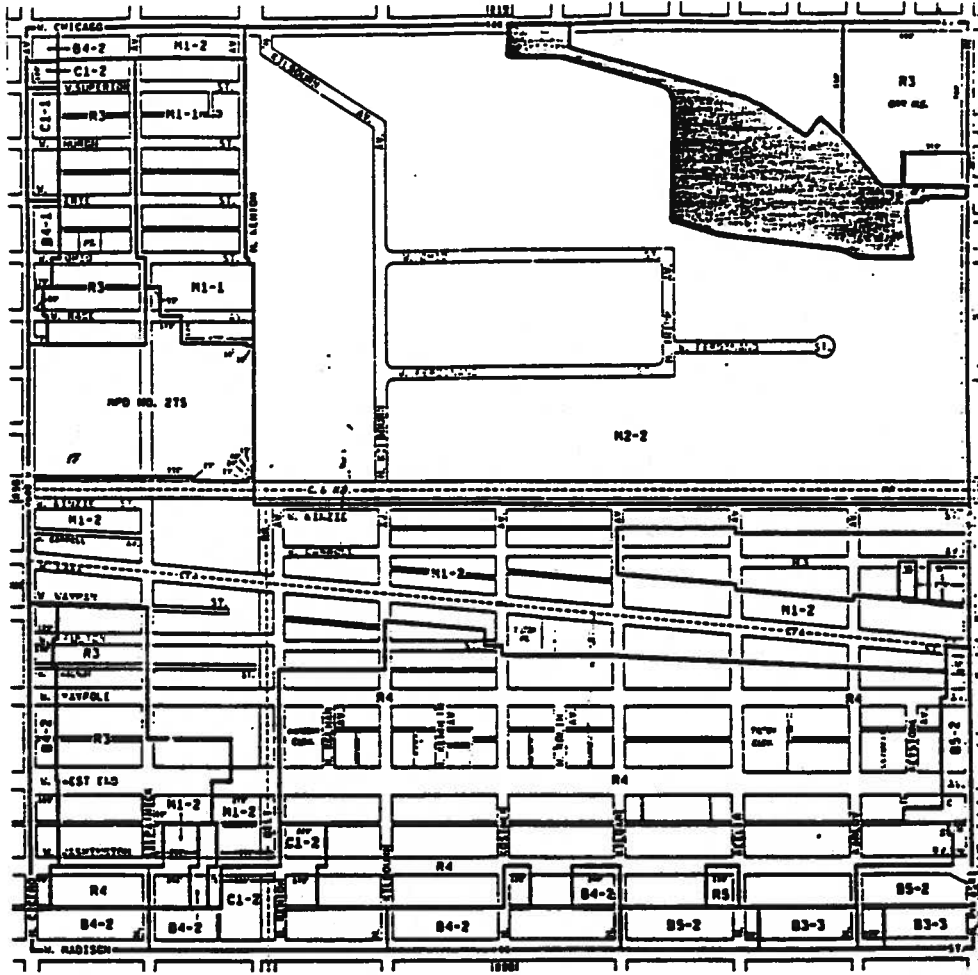
West Division Street; a line 169.40 feet east of North Damen Avenue; the alley next south of and parallel to West Division Street; and North Damen Avenue,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

TRANSPORTATION PLANNED DEVELOPMENT? NO. \_\_\_\_\_

EXISTING ZONING MAP



Legend:

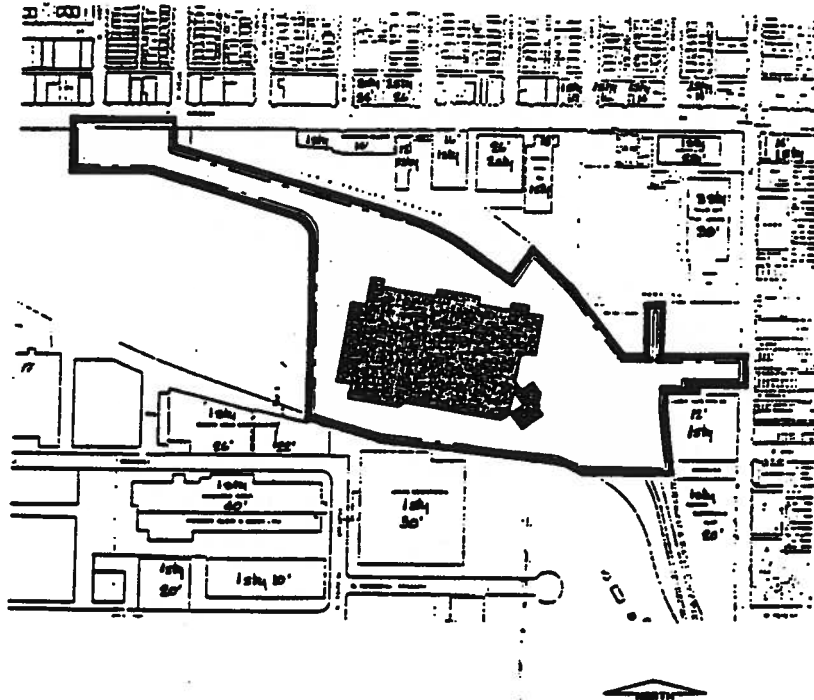
-  *Planned Development*
-  *Zoning District Boundary*






**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** February 15, 1991

TRANSPORTATION PLANNED DEVELOPMENT NO. \_\_\_\_\_

EXISTING LAND USE  
AREA MAP

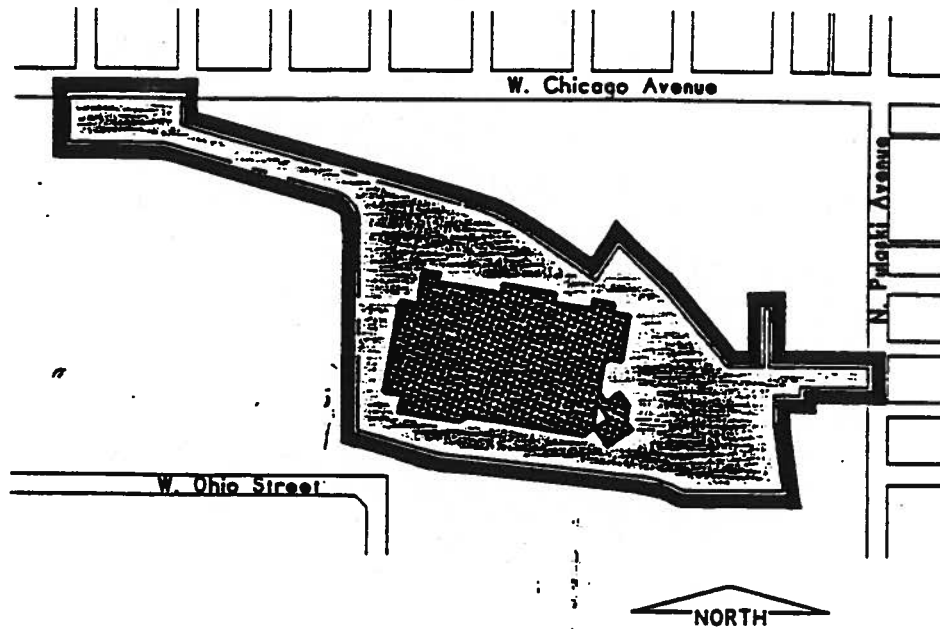






**Legend:**

-  *Property Line*
-  *Planned Development Boundary*
-  *Principal Building Location*

**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** February 15, 1991

TRANSPORTATION PLANNED DEVELOPMENT NO. \_\_\_\_\_  
 GENERALIZED LAND USE PLAN

**Legend:**

-  Property Line
-  Planned Development Boundary
-  Principal Building Location
-  Parking and Circulation

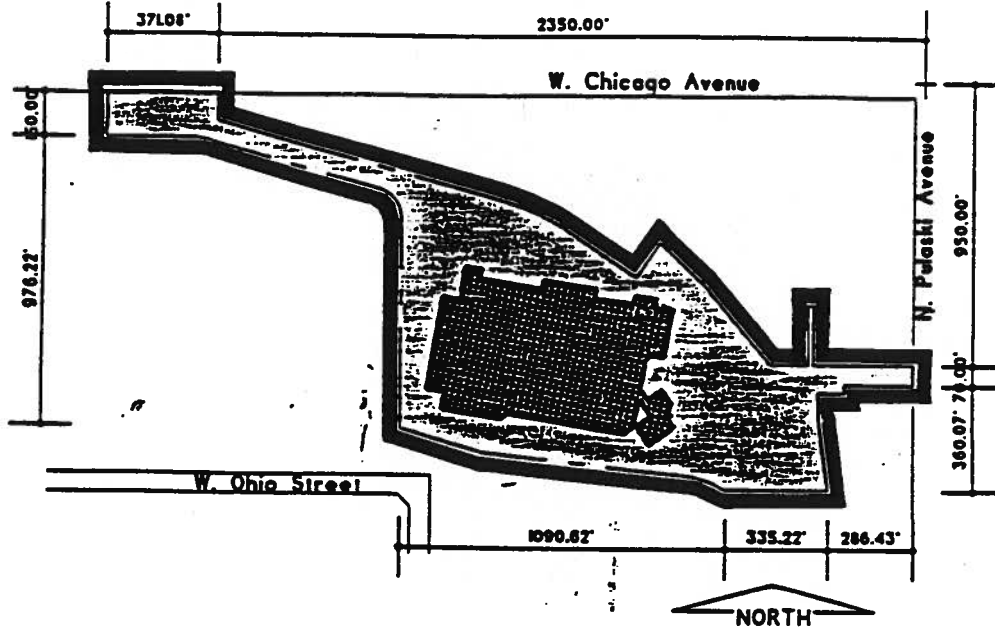
**Notes:**

1. For Uses see Statement No. 3.
2. For detail see Site and Landscape Plans on file with the Planning Department.

APPLICANT: Chicago Transit Authority  
 ADDRESS: Chicago Avenue & Pulaski Road  
 DATE: February 15, 1991

TRANSPORTATION PLANNED DEVELOPMENT NO. \_\_\_\_\_

PROPERTY LINE MAP AND  
RIGHT OF WAY ADJUSTMENT MAP



*Note: No Rights-of-Way adjustments planned.*

**APPLICANT:** Chicago Transit Authority  
**ADDRESS:** Chicago Avenue & Pulaski Road  
**DATE:** February 15, 1991