#22283
INTRO DATE
NOV 1, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

335-375 N. Pulaski Avenue

2. Ward Number that property is located in: 37

3. APPLICANT Chicago Transit Authority (CTA)

ADDRESS 567 W. Lake Street CITY Chicago

STATE IL ZIP CODE 60661 PHONE 312-681-5000

EMAIL smaschieri@transitchicago.org CONTACT PERSON Steve Maschieri

4. Is the applicant the owner of the property? YES [X] NO [ ]
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Cook County Land Bank Authority

ADDRESS 69 W. Washington Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-603-8015

EMAIL alex@cookcountylandbank.org CONTACT PERSON Alexander Simmons

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

ATTORNEY Bridget O'Keefe

ADDRESS Daspin & Aument, LLP, 300 S. Wacker Drive, Suite 2200

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-258-3795 FAX _____ EMAIL bokeefe@daspinaument.com

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

Illinois municipal corporation

CTA Parcel: 1945 and 2021

7. On what date did the owner acquire legal title to the subject property? Cook County Land Bank: 6/5/23

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

No

9. Present Zoning District PMD 9 Proposed Zoning District Institutional Planned Development

10. Lot size in square feet (or dimensions) 346,241 s.f.

11. Current Use of the property CTA uses, storage, vacant

12. Reason for rezoning the property To permit the operation of a training and control center on the property

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

The property is proposed to be used by the CTA as a training and control center. There will be 184 parking spaces, 2 loading docks, 18 bicycle parking spaces. The building height will be +/- 56 Feet

There will be 145,000 s.f. of office space.

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

YES ☐ NO ☒

COUNTY OF COOK
STATE OF ILLINOIS

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

Signature of Applicant

Subscribed and Sworn to before me this
24th day of October, 2023.

Notary Public

MARIA C GONZALEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 8, 2024

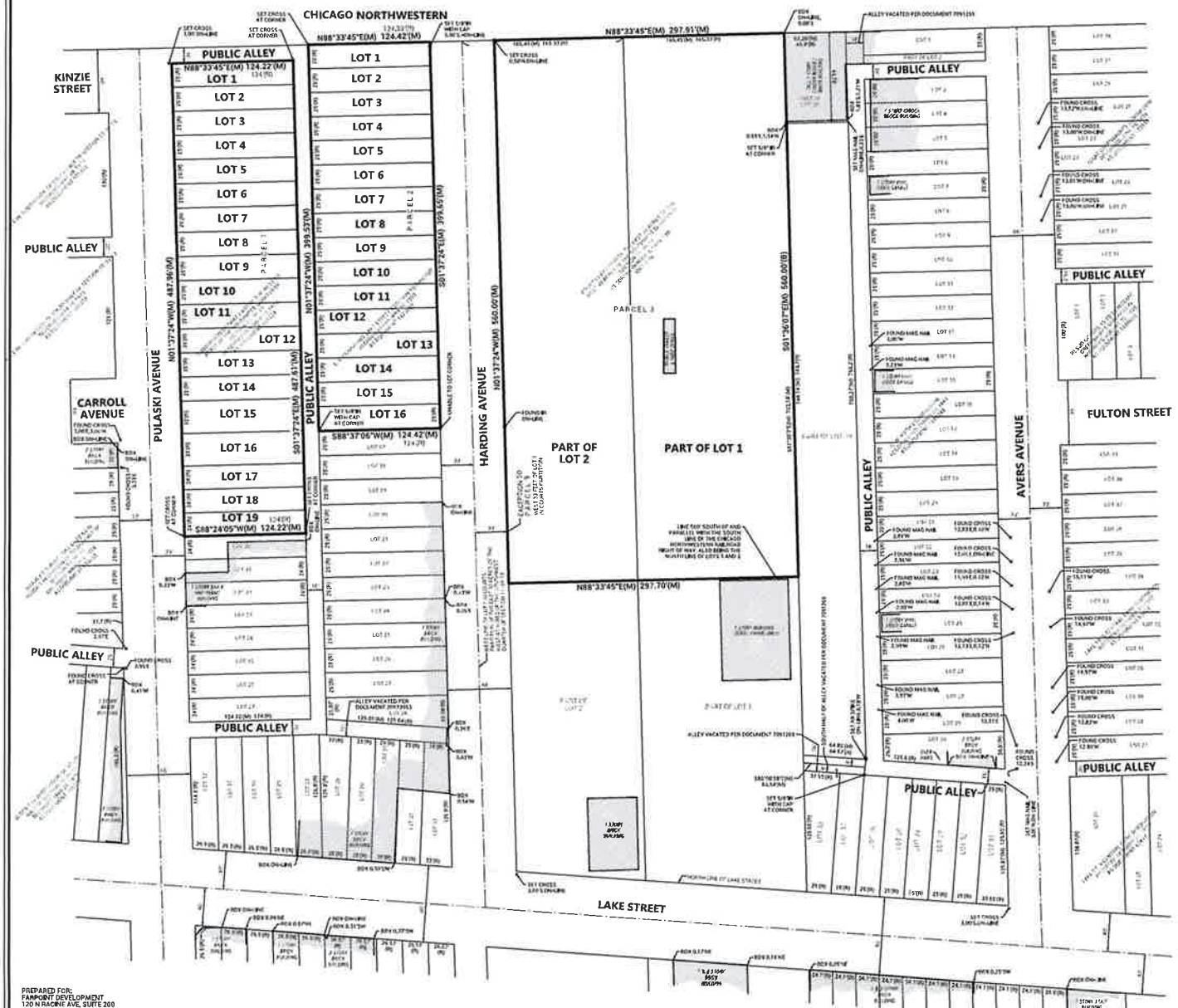
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 1 TO 16 BOTH INCLUSIVE, IN SUBDIVISION OF THAT PART OF THE WEST 10 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 LYING NORTH OF LAKE STREET EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 1 TO 16, BOTH INCLUSIVE, IN F.A. CUMMINGS LAKE STREET ADDITION TO CHICAGO, BEING SUBDIVISION OF THAT PART OF LOT 3 IN SUPERIOR COURT PARTITION OF THE EAST 30 ACRES OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF LAKE STREET AND ALSO THE WEST 33 FEET OF LOT 2 IN SAID SUPERIOR COURT PARTITION, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOTS 1 AND 2 (EXCEPT THE WEST 33 FEET OF LOT 2 DEDICATED FOR STREET) LYING NORTH OF A LINE 660' SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE CHICAGO NORTHWESTERN RAILROAD RIGHT OF WAY IN THE SUPERIOR COURT PARTITION OF THE EAST 30 ACRES OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

NOTES:

THE FOLLOWING TITLE COMMITMENT WERE REFERENCED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY:
COMMITMENT FOR TITLE INSURANCE BY CHICAGO ILLINOIS TITLE INSURANCE COMPANY:
PARCEL 1: TITLE NUMBER 61057739 WITH AN EFFECTIVE DATE OF JUNE 15, 2021.
PARCEL 2: TITLE NUMBER 61057741 WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2020.
NO TITLE COMMITMENT WAS PROVIDED FOR PARCEL 3.

LAST DATE OF FIELD WORK: AUGUST 11, 2021.

PROPERTY SURVEYED: 217,079 SQ. FT. OR 4.360 ACRES MORE OR LESS.

TAX P.I.N.s:
16-11-[illegible] (PARCEL 1); 16-11-[illegible] (PARCEL 1); 16-11-[illegible] (PARCEL 1);
16-11-[illegible] (PARCEL 1); 16-11-[illegible] (PARCEL 1); 16-11-[illegible] (PARCEL 1);
16-11-[illegible] (PARCEL 1); 16-11-[illegible] (PARCEL 2); 16-11-[illegible] (PARCEL 2);
16-11-[illegible] (PARCEL 2); 16-11-[illegible] (PARCEL 2); 16-11-[illegible] (PARCEL 2);
16-11-[illegible] (PARCEL 2); 16-11-[illegible] PART OF (PARCEL 3);

NOTES FROM TITLE COMMITMENT 61057739:

9. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN A REDEVELOPMENT AGREEMENT RECORDED DECEMBER 3, 2007 AS DOCUMENT NO. 0733709069 MADE BY AND BETWEEN THE CITY OF CHICAGO AND IOWA DEPOT U.S.A., INC. (SURVEYOR'S NOTE: PARCEL 1 OF THE SURVEYED PROPERTY IS NOT SUBJECT TO SAID REDEVELOPMENT AGREEMENT. IT WAS SUBJECT TO THE NORTHWEST INDUSTRIAL CORRIDOR REDEVELOPMENT PROJECT AREA ORDINANCES REFERENCED THEREIN, HOWEVER, THE REDEVELOPMENT AREA IS NO LONGER IN AFFECT AS OF DECEMBER 2, 2021, SEE DOCUMENT FOR PARTICULARS.)

NOTES FROM TITLE COMMITMENT 61057741:

9. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN A REDEVELOPMENT AGREEMENT RECORDED DECEMBER 3, 2007 AS DOCUMENT NO. 0733709069 MADE BY AND BETWEEN THE CITY OF CHICAGO AND IOWA DEPOT U.S.A., INC. (SURVEYOR'S NOTE: PARCEL 2 OF THE SURVEYED PROPERTY IS NOT SUBJECT TO SAID REDEVELOPMENT AGREEMENT. IT WAS SUBJECT TO THE NORTHWEST INDUSTRIAL CORRIDOR REDEVELOPMENT PROJECT AREA ORDINANCES REFERENCED THEREIN, HOWEVER, THE REDEVELOPMENT AREA IS NO LONGER IN AFFECT AS OF DECEMBER 2, 2021, SEE DOCUMENT FOR PARTICULARS.)

AREA TABLE

	SQ. FT.	ACRES
PARCEL 1	69,565	1.597
PARCEL 2	69,776	1.601
PARCEL 3	144,771	3.323
TOTAL	277,979	6.382

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, SPACE 2 INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

MONUMENTS OR ANGLES SHOWN HEREON MAY BE AS LAID OR SCRIBED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2021 IN ROSEMONT, ILLINOIS.

REBECCA Y. POPICH
ILLINOIS LICENSED AND REGISTERED LAND SURVEYOR
ROSEMONT, ILLINOIS

PREPARED FOR:
FAIRPOINT DEVELOPMENT
120 N RACINE AVE, SUITE 200
CHICAGO, IL 60607

REVISIONS:

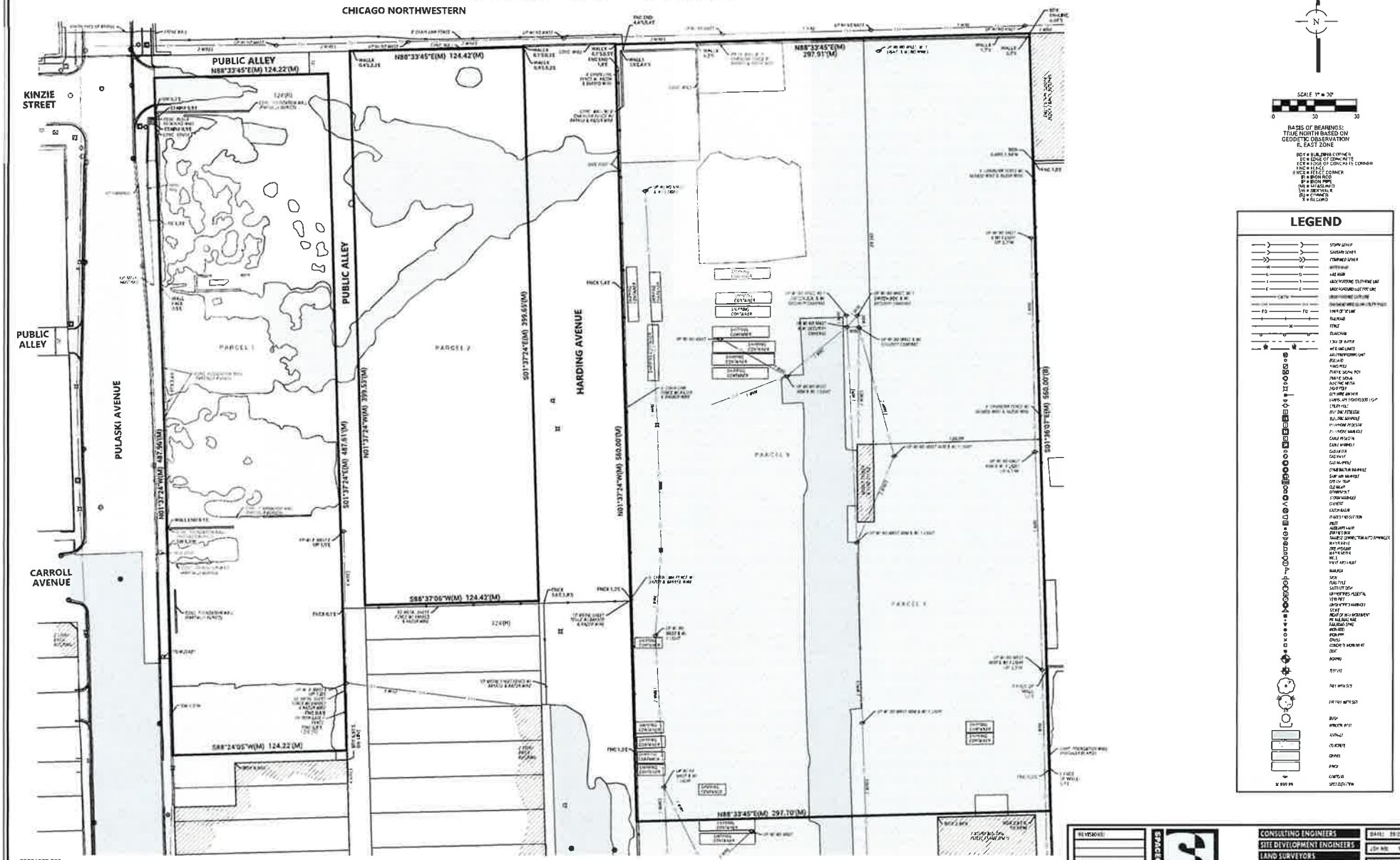
SPACE2 INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 09-29-2021
JOB NO: 14737
FILENAME: 14737SURVEY.DWG
SHEET: 1 OF 2

PLAT OF SURVEY



PREPARED FOR:
FARPOINT DEVELOPMENT
120 N RACINE AVE, SUITE 200
CHICAGO, IL 60607

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-3060 Fax: (847) 696-3065

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: October 24, 2023

Honorable Carlos Ramirez-Rosa
Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Bridget O'Keefe, being first duly sworn on oath deposes and states the following:

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

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately November 1, 2023 [INSERT DATE].

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

Bridget Okeefe
Signature

Subscribed and Sworn to before me this

24th day of October, 2023

Marlein Rodriguez
Notary Public

MARLEIN RODRIGUEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 21, 2026

300 South Wacker Drive, Suite 2200
Chicago, Illinois 60606
312.258.1600 ph 312.258.1955 fx

527 Encinitas Boulevard, Suite 204
Encinitas, California 92024
760.635.1465 ph 760.635.1475 fx
www.daspinaument.com

DASPIN AUMENT
LLP

Bridget M. O'Keefe
312.258.3795
bokeefe@daspinaument.com

November 1, 2023

Dear Property Owner,

In accordance with Section 17-13-0107-A of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, please be informed that on or about November 1, 2023, the Chicago Transit Authority (CTA) will file an application for a change in zoning from PMD-9 Planned Manufacturing District to an Institutional Planned Unit Development with the City of Chicago for the property located at 335-375 N. Pulaski Avenue in Chicago, Illinois (the "Property").

The purpose of the project is to allow the CTA to develop a Training and Control Center Operations (TACCO) Facility. TACCO will be a unified campus style building which will hold control center functions and a consolidated training facility. The project will provide for a new, state-of-the-art facility to support reliable, efficient, safe, and secure operations.

The applicant is the Chicago Transit Authority, 567 W. Lake Street, Chicago, IL 60661. Phone Number: 312-681-5000. The owners of the Property are the Chicago Transit Authority and the Cook County Land Bank Authority, 69 W. Washington Street, Suite 3100, Chicago, IL. 60602. Phone Number: (312) 603.8015.

PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO PURCHASE YOUR PROPERTY, NOR IS THE APPLICANT SEEKING ANY ZONING RELIEF FOR YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND YOU THIS NOTICE BECAUSE YOU OWN LAND LOCATED WITHIN 250 FEET OF THE SUBJECT PROPERTY.

I, Bridget O'Keefe, am the duly authorized attorney for the applicant. My address is Daspin & Aument, 300 S. Wacker Drive, Suite 2200, Chicago, IL 60606 and my phone number is 312-258-3795. Please contact me with any questions.

Very truly yours,

Bridget O'Keefe

Bridget M. O'Keefe