CHICAGO PLAN COMMISSION
Department of Planning and Development

Non-Revenue Rail Vehicle Maintenance Facility
255 E 63rd St, Chicago, IL 60637
Chicago Transit Authority

1/21/2021
Community Area Snapshot

COMMUNITY AREA INFORMATION:
• Southeast Planning Region
• Greater Grand Crossing Community Area
• Demographics
  • Total Population: 30,805
  • Race/Ethnicity: 96.2% African American
  • Median Age: 35.2
  • Median Income: $26,956
  • 47.8% of the population earn less than $25,000
SITE CONTEXT MAP TO IDENTIFY:
- Site Boundary
- North Arrow
- Street and Highway Names
- Transit Lines/Stations + TSL Bus Lines
- Proximity to Public Parks
- Educational Institutions
- Neighborhood Anchors (grocery stores, libraries, etc.)

SITE CONTEXT PLAN
PEDESTRIAN CONTEXT
Planning Context

PROJECT MASTER PLAN DOCUMENT

Objective: Replace the 1890's shop previously located in the 61st Yard that was condemned and demolished in 2009:
• Maintenance and repair activities relocated to Skokie Shops
• Inefficiencies of co-locating revenue and non-revenue maintenance operations

Specific facility needs:
• The ability to work on up to 16 vehicles at a time
• The need to rebuild equipment and manufacture parts
• The ability to clean equipment prior to commencing maintenance activities
• The need to have adequate parts in storage to shorten equipment downtime

Maintain Warehouse Operations:
• Material storage in the Lower 63rd Yard

Provide facilities for maintenance and repair of:
• Power and way equipment used for right-of-way maintenance
• Rail mounted non-revenue vehicles
Facility Area: 69,184 SF

Shop Areas: 38,989 SF
- Primary Shop Floor
- Power Wash Area
- Vehicle Spray Paint Booth
- Paint Mixing Room
- Steam Cleaning Equipment Room
- Machine Shop
- Welding Room

Operational Support Areas: 24,832 SF
- Battery Storage/Charging
- Welding Gas Storage (Exterior)
- Oil Room
- Air Compressor Room
- Storage Area (Ground Level)
- Storage Area (Mezzanine Level)
- Bulk Waste Oil Storage (Exterior)
- Loading Dock

Facility Support Areas: 1,911 SF
- Foreman’s Office
- Foreman’s Tool Crib
- Classroom/Lunchroom
- Toilets/Lockers
- Janitor’s Closet

Building Support Areas: 2,860 SF
- Mechanical Room
- Electrical Room
- Communications Room
- Facility Maintenance
- Switchgear Room

Exterior Support Areas: 592 SF
- *Used Oil Tote Storage (under consideration)
- Sludge Container
- Industrial Waste Storage Management
- Waste Treatment Building
Community Outreach & Project Timeline

The following are meetings held with elected community officials regarding the Non-Revenue project at 317 East 63rd Street:

- 11/19/2018 - meeting with Alderman Cochran
- 02/25/2020 - meeting with Alderman Taylor
- 08/04/2020 - meeting with Alderman Taylor
- 08/25/2020 - meeting with community leaders, Alderman Taylor and DPD
- 08/25/2020 - safety meeting with Alderman Taylor, Norfolk RR and Parkway Gardens

Delivery Method:
- Design Build

Schedule:
- Planning (PMP) 2009 – 2017
- 10% and 30% design (CTA) 2019 – 2020
- DBC Procurement Q3 2020 – Q1 2021
- 60% - 100% design (GEC) Q2 2021 – Q3 2021
- Project Construction Q3 2021 – Q3 2023

Letters of support received from
- Alderman Taylor (06/23/20),
- CHA (06/22/20)
- CPS (07/01/20)
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ALL ELEVATION DRAWINGS:

- All Building Materials
- Building Heights
- Floor - To - Floor Heights

Use Multiple Slides As Needed for Elevations of All Sides of Project

BUILDING ELEVATION (IDENTIFY DIRECTION)
BUILDING SECTIONS
FAÇADE SECTIONS

MODIFIED BITUMINOUS ROOFING OVER INSULATION ON METAL DECK.

ALUMINUM AND INSULATING GLASS FIXED TEMPERED WINDOW

FINISHED FLOOR

SPACING

ROOF DECK

1/2" RFOY FOAM INSULATION BOARD

CONCRETE INSULATED WALL PANEL SYSTEM WITH A TYP. BRICK VENEER ENCAPSULATED WITH THE EXTERIOR FACE OF THE CONCRETE PANEL.
Identify and Show Compliance with Pedestrian-Oriented and Urban Design Guidelines

Refer to Zoning Code Sections 17-80905 and 17-80906
OPEN SPACE + LANDSCAPING
OPEN SPACE + LANDSCAPING
BUILDING MATERIALS

- Prefinished metal coping - Installed
- Aluminum and insulating glass fixed window - Section
- Sectional insulated metal panel overhead door w/ fixed windows
- Precast panel w/ embedded brick face
- Precast concrete panel w/ window openings
In order to comply with the requirements of the Chicago Sustainable Development Policy, new construction projects must achieve a total of 100 strategic points, as described in the Chicago Sustainable Development Policy Handbook. The following strategies have been identified as possible ways to achieve the required 100 points for the CTA Non-Revenue Rail Vehicle Maintenance Facility project.

**SUSTAINABLE STRATEGIES**

<table>
<thead>
<tr>
<th>STRATEGY</th>
<th>POINTS</th>
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<tbody>
<tr>
<td><strong>2.0 ENERGY OPTIONS</strong></td>
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<tr>
<td>2.2 Exceed Energy Code by 5%</td>
<td>20 Points</td>
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<tr>
<td><strong>3.0 STORMWATER</strong></td>
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<tr>
<td>3.1 Exceed Storm Water Ordinance by 25%</td>
<td>10 Points</td>
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<tr>
<td><strong>4.0 LANDSCAPES</strong></td>
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<tr>
<td>4.1 Working Landscape</td>
<td>5 Points</td>
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<tr>
<td>4.3 Tree Planting</td>
<td>5 Points</td>
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<tr>
<td><strong>6.0 WATER</strong></td>
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<tr>
<td>6.1 Indoor Water Use Reduction (25%)</td>
<td>10 Points</td>
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<tr>
<td><strong>7.0 TRANSPORTATION</strong></td>
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<tr>
<td>7.1 Proximity to Transit Service</td>
<td>5 Points</td>
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<tr>
<td>7.4 Bike Parking Commercial &amp; Industrial</td>
<td>5 Points</td>
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<tr>
<td>7.6 EV Charger Readiness</td>
<td>5 Points</td>
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<td>7.7 CTA Digital Displays</td>
<td>5 Points</td>
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<tr>
<td><strong>8.0 SOLID WASTE</strong></td>
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<tr>
<td>8.1 80% Waste Diversion</td>
<td>10 Points</td>
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<td>8.2 Workforce Development</td>
<td>10 Points</td>
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<td><strong>9.0 WILDLIFE</strong></td>
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<tr>
<td>9.1 Bird Protection (Enhanced)</td>
<td>10 Points</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>100 Points</td>
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Note: CTA drawings are currently at a 30% level of completion. These drawings are to be further developed by a CTA design consultant who will prepare 100% construction documents. The menu of sustainable items listed may change based upon the final project documents.
STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

NOTES:

1. IMPERVIOUS SURFACES, WATER, AND MINING ARE DEVELOPED WILL NEED TO BE INSTALL FROM THE NEAREST SOURCE, GENERALLY AVAIL IN 3500 STREET.

2. STORM WATER CONTROL SYSTEMS WILL REQUIRE THE RUNNING OF DISCOUNTS AND HARD MOWING, NON-RECOMMENDED TRACT, HUMAN, AND PARKING AREAS.

3. ACCORDING TO THE CITY OF CINCINNATI STORM WATER COMPLIANCE AND RECOMMENDATIONS, THE IMPERVIOUS SURFACES WATER, AND MINING ARE DEVELOPED WILL NEED TO BE INSTALL FROM THE NEAREST SOURCE, GENERALLY AVAIL IN 3500 STREET.

4. IMPERVIOUS SURFACES ARE 50% OF THE SURFACE AREA. THE COMMON ARE DEVELOPMENT REQUIRE THE IMPERVIOUS SURFACES WATER, AND MINING ARE DEVELOPED WILL NEED TO BE INSTALL FROM THE NEAREST SOURCE, GENERALLY AVAIL IN 3500 STREET.

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Economic & Community Benefits

- Adjacent Stormwater Retention System Upgrade,
- Public Way Beautification Landscaping & Amenities,
- Neighborhood Light Level Improvements,
- Onsite “Trade” Observation Days
- Public Artwork Installations
- Mentor – Protégé Program

Upgraded Lighting:
  Inside the property
  Street Lighting near the property

Upgraded Fencing & Landscaping:
  Fencing along the west side of S. Calumet – Between Calumet and the property
  Landscaping to minimize visual and noise impacts

Improved Yard Aesthetics:
  New Security Gate with guard house
  Relocation of rail accessories and equipment
  Relocation and/or disposal of existing stored materials
DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

• The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-8-0907-B-1).

• Encourages unified planning and development (17-8-0102). The proposal will not adversely affect nearby developments and is compatible with its base zoning district M2-1.