



CHICAGO PLAN COMMISSION Department of Planning and Development

CTA TRAINING AND CONTROL CENTER

335-375 N Pulaski Rd

Ward 37, Alderman Emma Mitts

Chicago Transit Authority / Bridget O'Keefe, Daspin & Aument

May 16, 2024



The Applicant is proposing the following:

- Zoning map amendment to allow development of a 56 ft. high, 3-story 140,000 s,f, building to hold the Chicago Transit Authority's proposed training and control operations center on land which is currently vacant. The building will contain general office space, classrooms and training spaces, and a control center.
- Rezone the Property from PMD-9 (Northwest Planned Manufacturing District) to an Institutional Planned Development.



West Garfield Park Community Area Profile

Population:

• 17,433 residents; 24.3% decrease since 2000

Demographics:

• 92.3% Black, 4.1% Latino, 2.5% White & 1.1% Other

Educational Attainment:

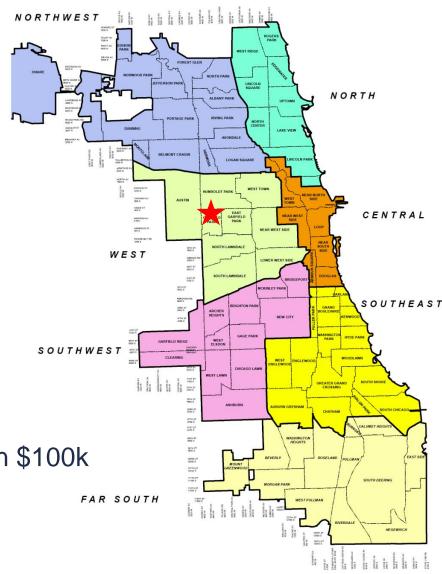
• 4.7% Bachelor's Degree, 2.1% Graduate Degree

Income Disparities:

67.2% households earn \$50k or less, 10.1% earn more than \$100k

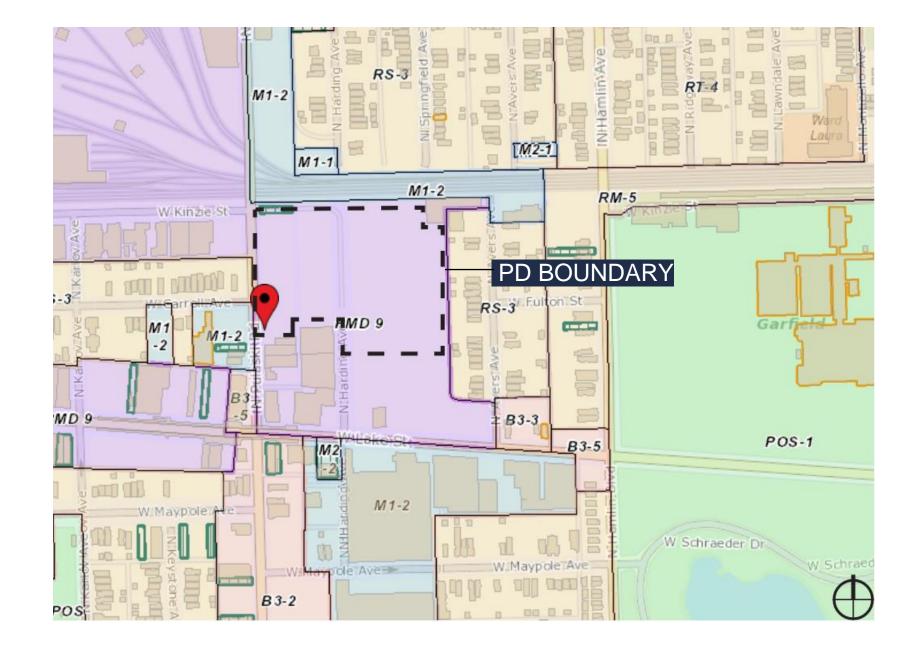
Housing:

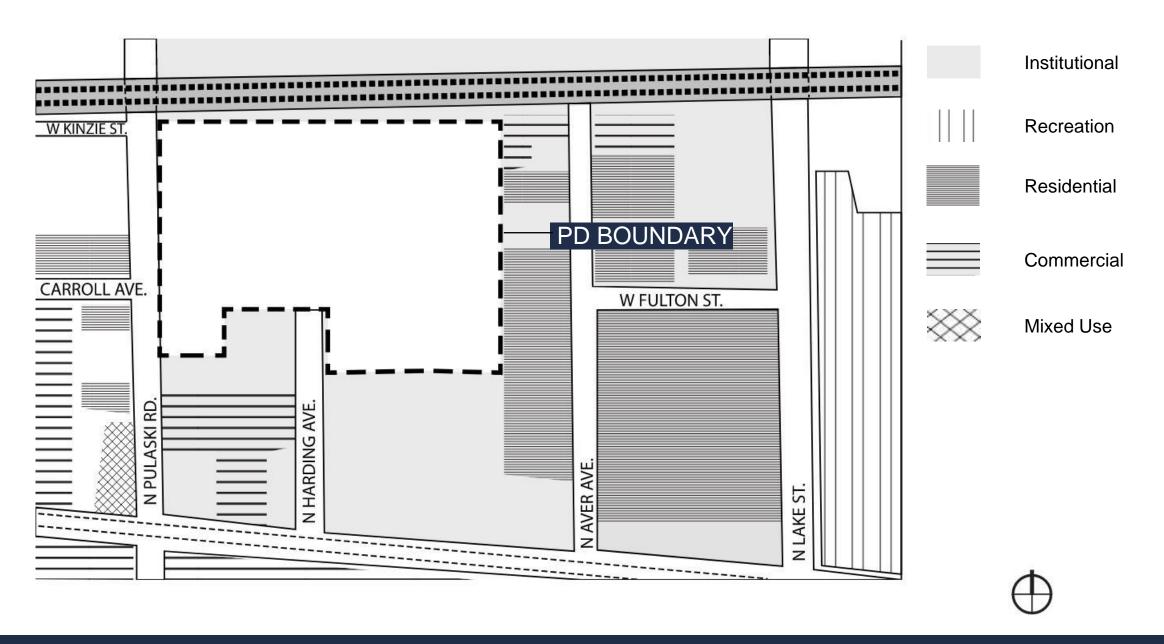
72.6% renter-occupied, 27.4% owner-occupied













AERIAL VIEW FROM SW

BUILDING HEIGHT = 20'

APPROXIMATE

HEIGHT = 29'

HEIGHT = 20'

APPROXIMATE

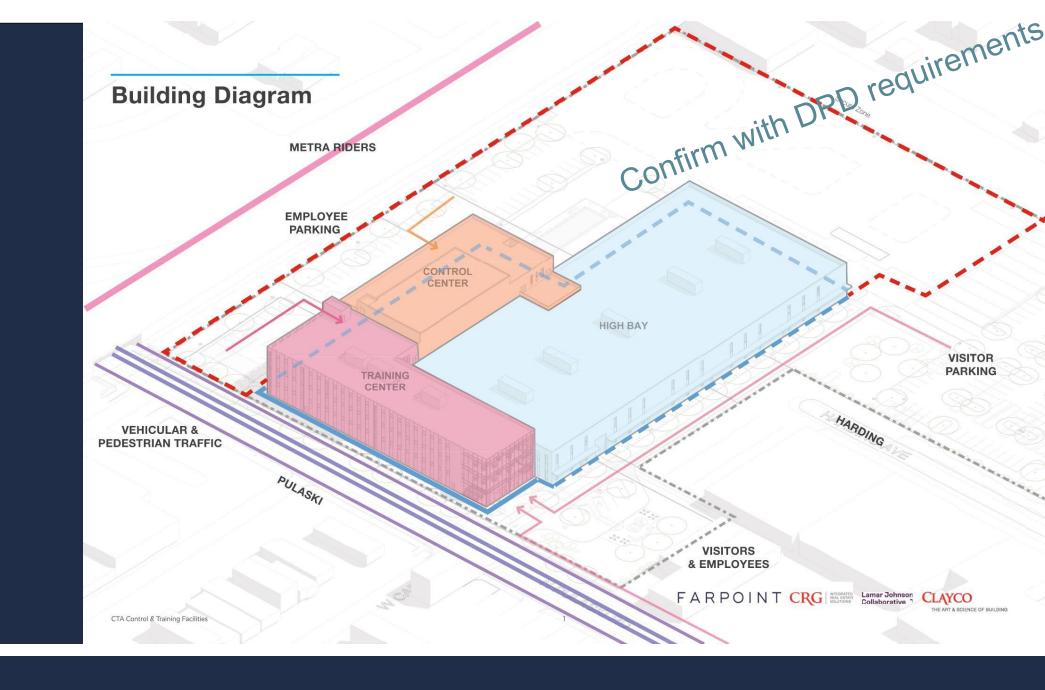
APPROXIMATE

BUILDING HEIGHT = 22'

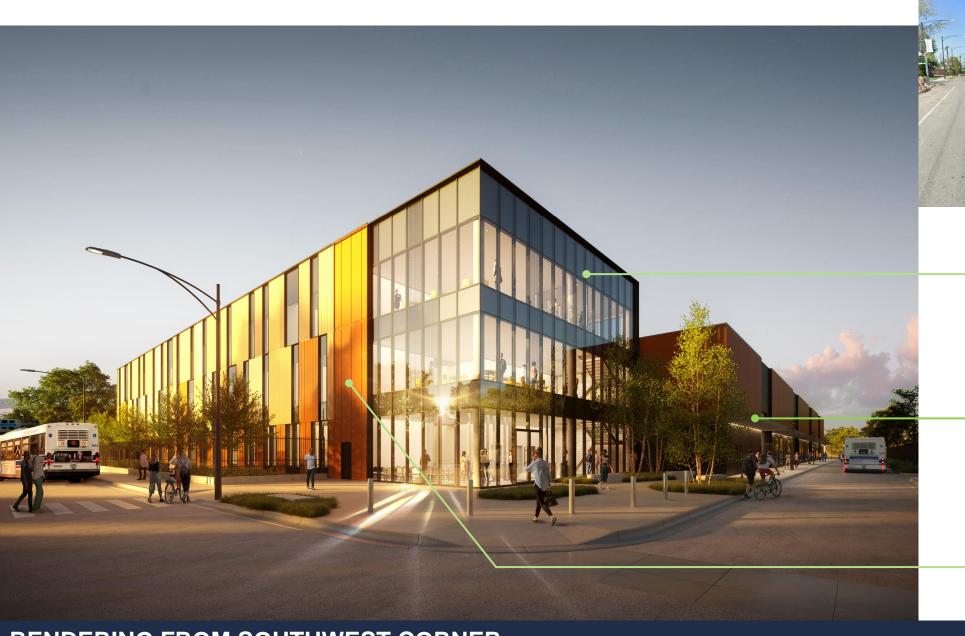
APPROXIMATE BUILDING

BUILDING HEIGHT = 35'

APPROXIMATE BUILDING HEIGHT = 28'









BUTT GLAZED CURTAIN
WALL WITH PATTERNED
SPANDREL AND PATTERNED
VISION GLAZING

ALUMINUM CANOPIES

PRECAST CONCRETE
PANELS WITH
REVEALS & ALTERNATING
COLORS

RENDERING FROM SOUTHWEST CORNER

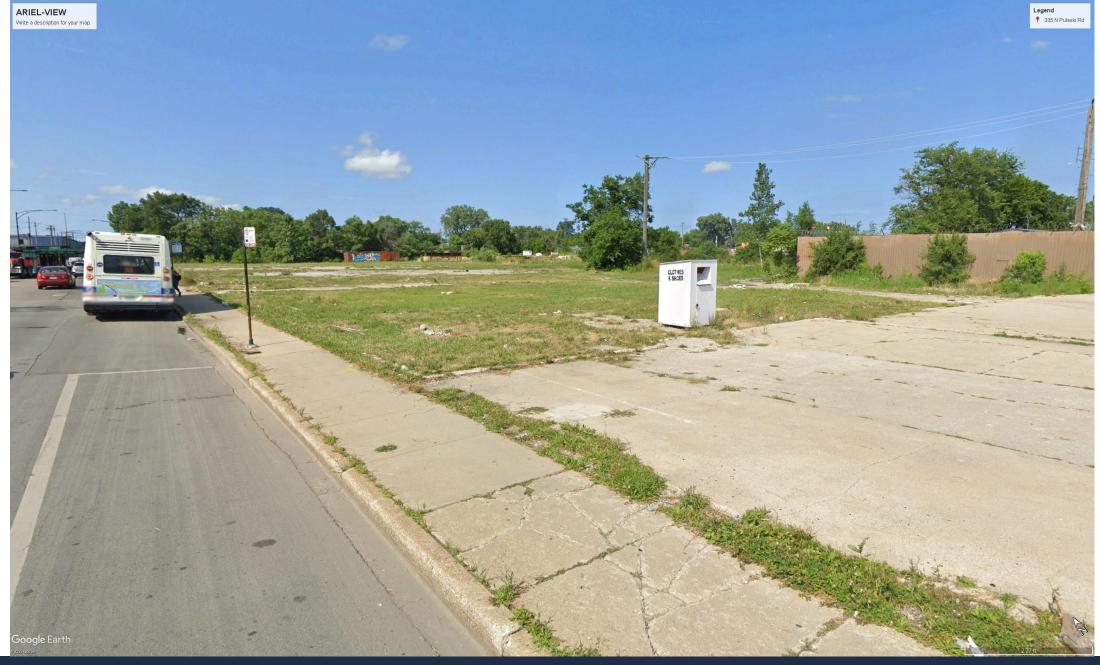




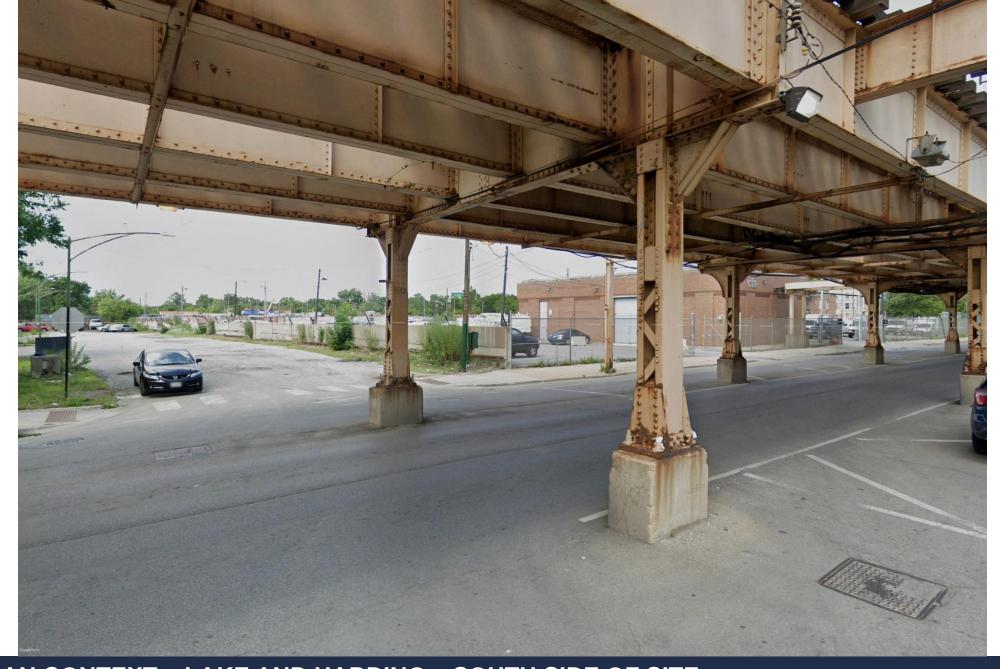
BUTT GLAZED CURTAIN WALL WITH PATTERNED SPANDREL AND PATTERNED VISION GLAZING

PATTERNED AND PAINTED PRECAST PANELS

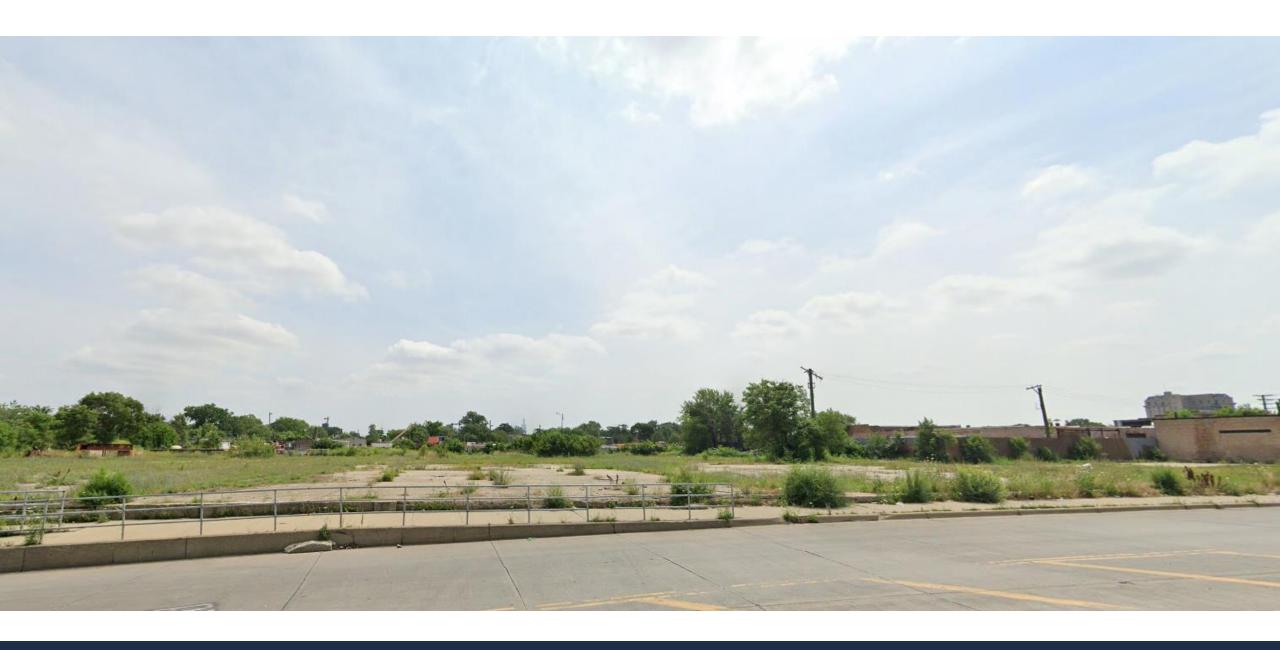
RENDERING FROM NORTHWEST CORNER



EXISTING CONDITIONS – SOUTHWEST CORNER OF SITE ON PULASKI



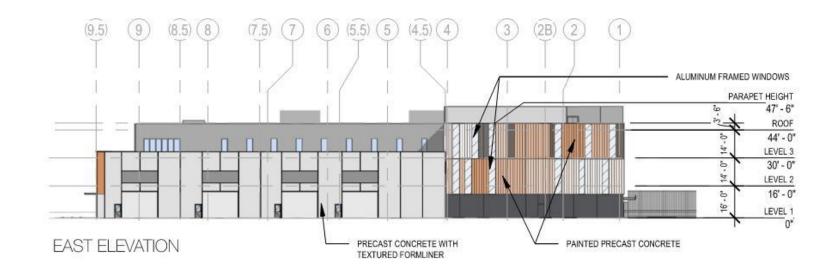
PEDESTRIAN CONTEXT – LAKE AND HARDING – SOUTH SIDE OF SITE

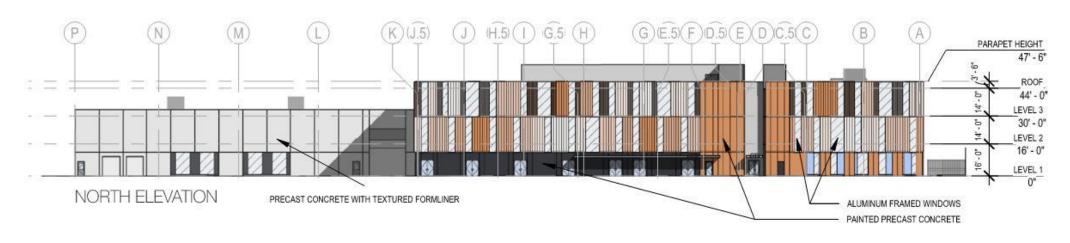


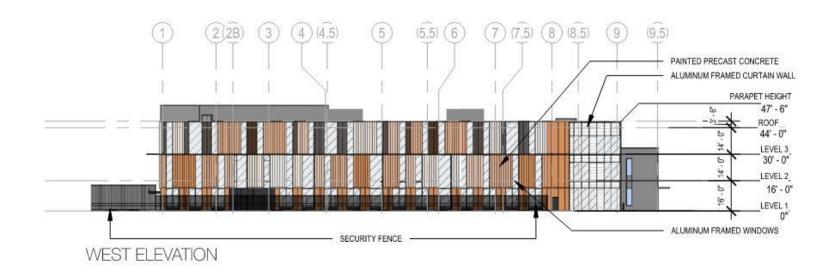
Project Timeline + Community Outreach

- Filing date: November 1, 2023
- Departmental Approvals: Mayor's Office for People with Disabilities (MOPD), Fire, Stormwater and CDOT
- Alderman Review / Public Meeting: March 23, 2023 and March 28, 2024
- Project Changes Based on Feedback
 - Fence height modified from 15' to 8'
 - Site boundary modified to accommodate plantings
 - Western perimeter trees added to offset street trees

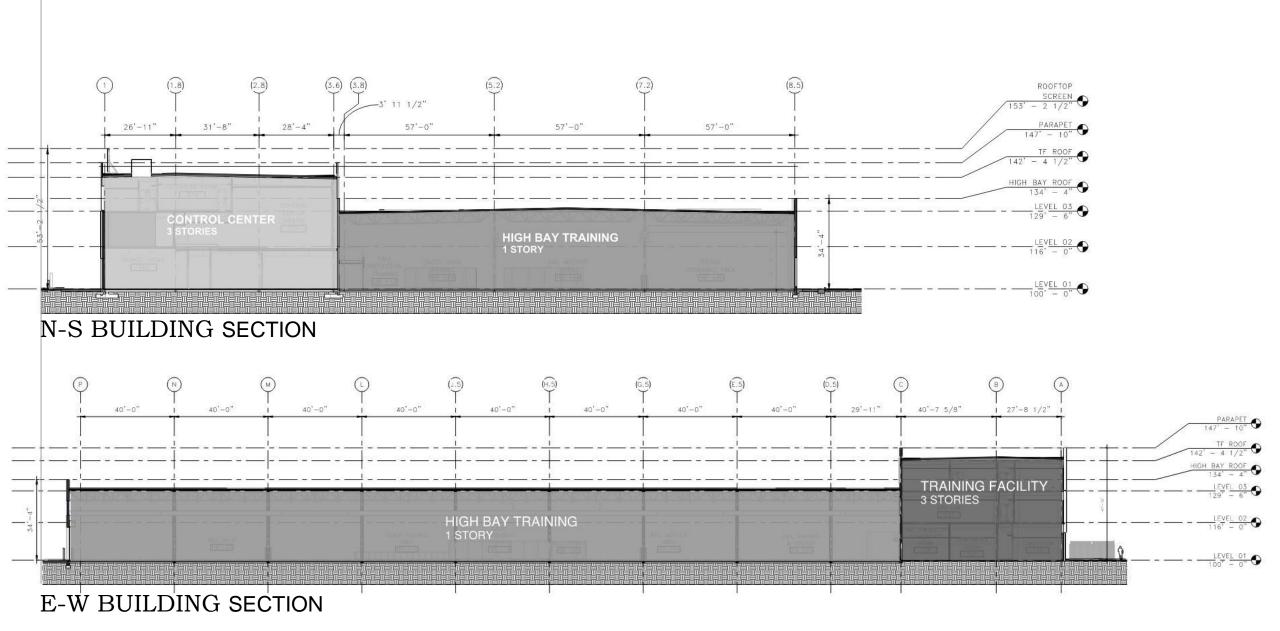


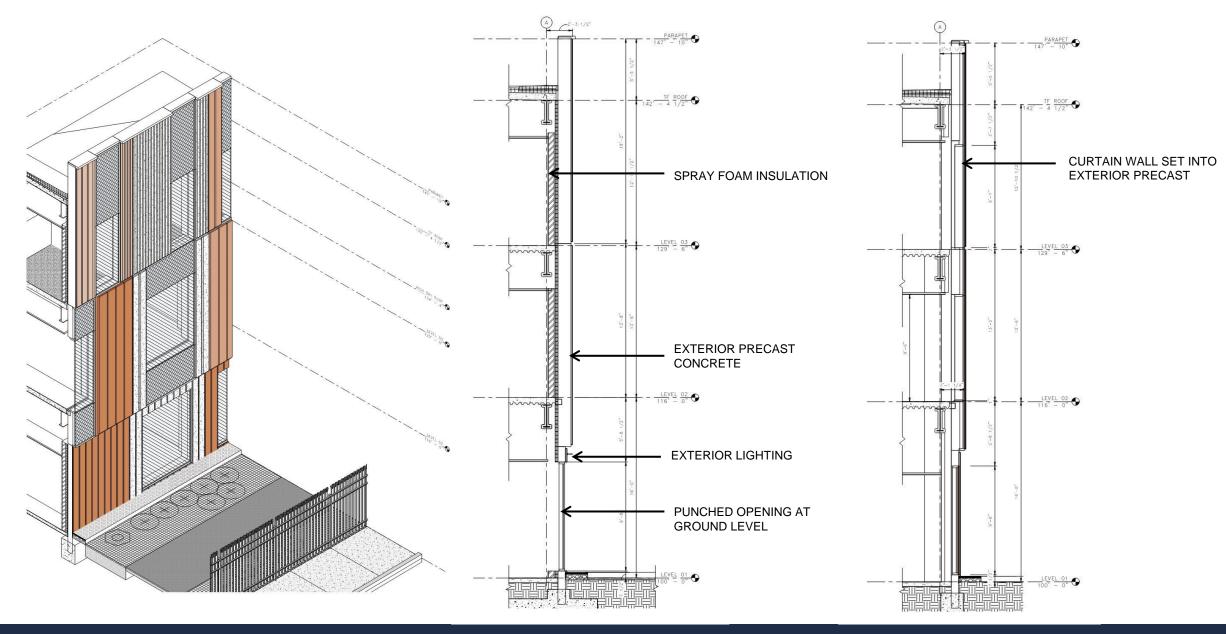












17-8-0904-A-:

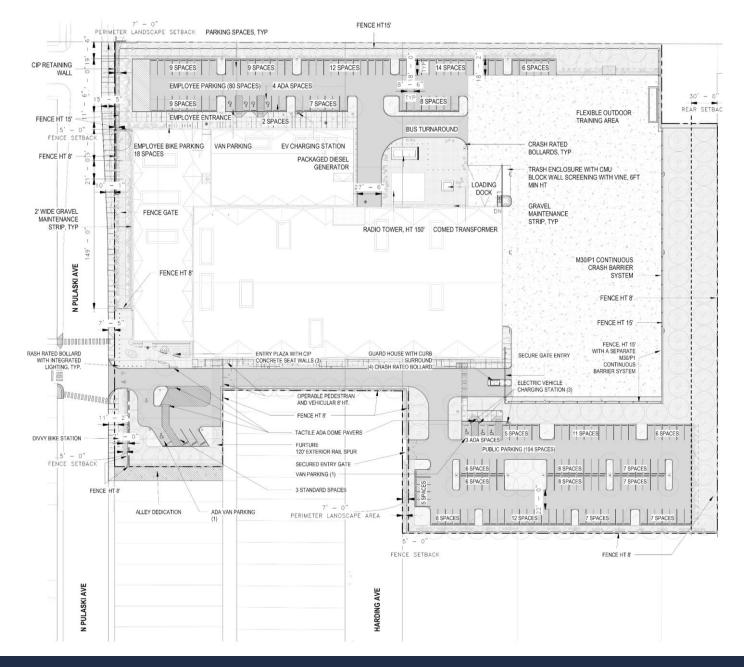
THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC INTO PRIVATE AND PUBLIC ALLEYS. ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE. EXISTING TRAFFIC PATTERNS ARE RESPECTED

17-8-0904-B-:

ALLEY AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.

17-8-0904-C:

ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION



17-11-0202-A SCREENING FROM ABUTTING RESIDENTIAL AND INSTITUTIONAL USES

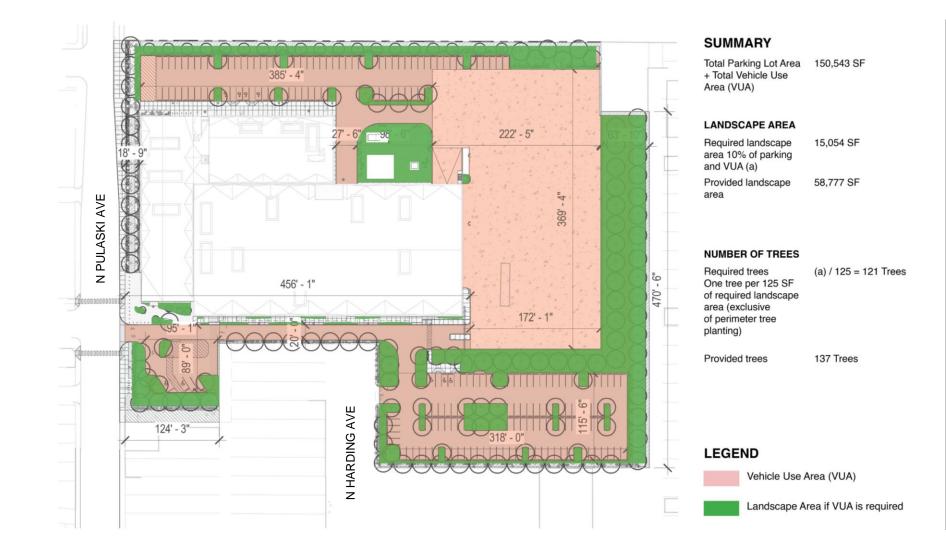
- THE PERIMETER OF ALL VEHICULAR USE AREAS IS EFFECTIVELY SCREENED FROM ALL ABUTTING R-ZONED PROPERTY ON THE EAST SIDE.
- THE REMAINDER OF THE REQUIRED 7-FOOT VEHICULAR USE AREA SETBACK IS LANDSCAPED AND INCLUDES AT LEAST ONE TREE FOR EVERY 25 LINEAR FEET OF STREET FRONTAGE.

17-11-0202-B SCREENING FROM STREETS

 THE PERIMETER OF ALL VEHICULAR USE AREAS IS SET BACK 7 FEET FROM FRONT AND STREET SIDE PROPERTY LINES AND EFFECTIVELY SCREENED FROM VIEW OF PULASKI AND HARDING AVE.

17-11-0202-C FENCING

- ORNAMENTAL FENCE IS INSTALLED ALONG THE PERIMETER
 OF VEHICULAR USE AREAS ALONG THE LOT LINES ADJACENT TO PUBLIC STREET RIGHTS-OF-WAY
- THE REQUIRED ORNAMENTAL FENCING IS INSTALLED BEHIND THE REQUIRED PERIMETER LANDSCAPE AREA 5 FEET FROM ABUTTING PROPERTY LINES.



Confirm with DPD requirement

MATERIAL SAMPLE IMAGES
Identify and Show Compliance with
Building Design Guidelines in
Relation to Context and Materials
Refer to Zoning Code 17-8-0907

Chicago Sustainable Development Policy 2017.01.12





Compliance Options	Point	ts Required			Sustainable Strategies Menu																														
	Starting Points	Number of Optional Pointis Required New Construction / Substantial Retrab / Moderale Rehab	Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife				
				2.1 Designed to earn the Energy Star		Choo	se one		Choose	e one	Exceed Stormwater Ordinance by 25%	hoose on							4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Choose one		Choos	e one										Choo	e one
Compliance Paths Ootions Without Certification			1.1 Achieve WELL Building Standard		2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)		3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes			5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7,4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
ptions With Certification	95	5/0/0	40	NA	NIA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	-	NA	NIA	NA		-	NA	10	5	10
ED Gold	90	10/0/0	40	NA NA	NA NA	NA NA	NA NA	NA 50	10	20	10	20	40	5	5	5	5	NA NA	NA 5	20	10	20	NA NA	NA NA	NA NA	5	NA NA	NA NA	10	5	5	10	10	5	10
ED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
een Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA.	5	20	10	20	NA NA	NA.	NA	5	NA NA	NA	10	5	5	10	10	5	10
een Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
een Globes 2-Globes	70	30/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
ing Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
ing Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
erprise Green Communities*	80	20/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
ssiveHouse	70	30/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	-	5	_	5	-	5	20	10	20	10	20	-	5	-	-	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction

TIF Funded Development Projects (TIF) - New Construction*

DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction

PD, TIF, DPD-H MF and Class L - Renovation Projects*

Moderate Renovation Projects

Substantial Renovation Projects

Targeted Points

100 points required

100 points required

25 points required

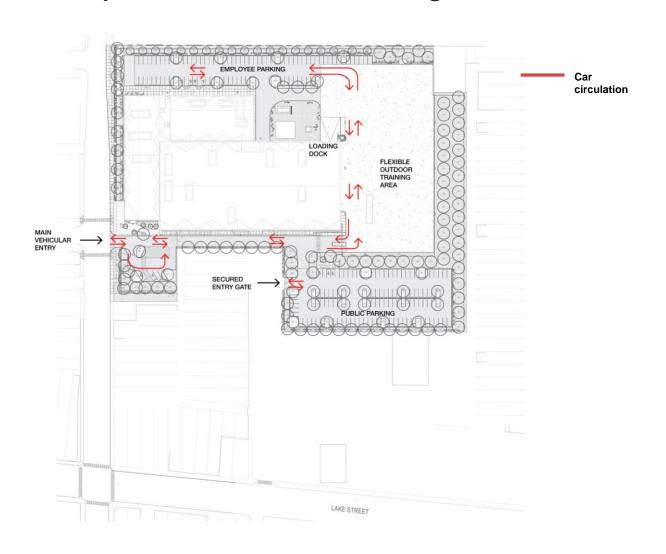
50 points required

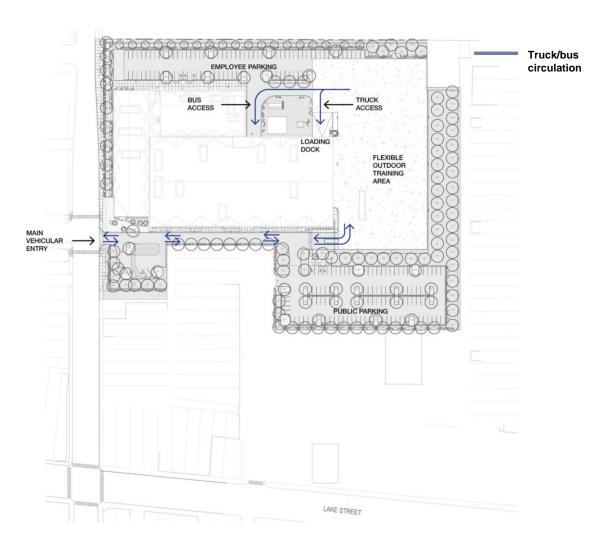
*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

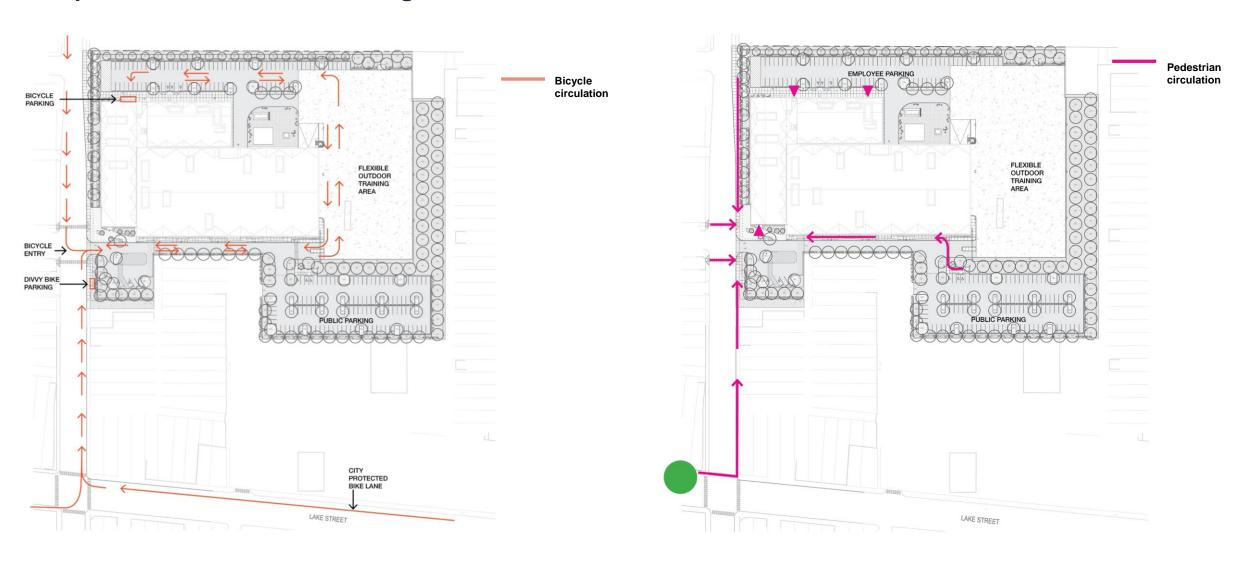
Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope

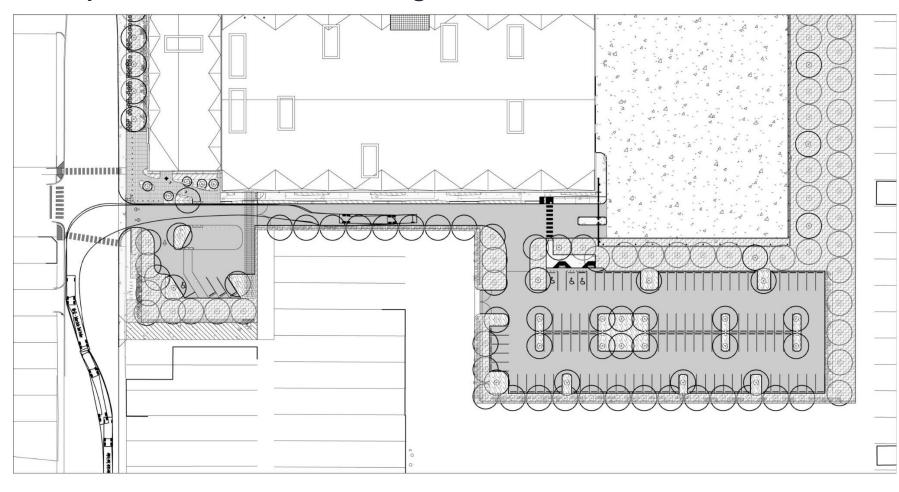
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

04/18/2023

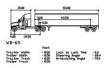


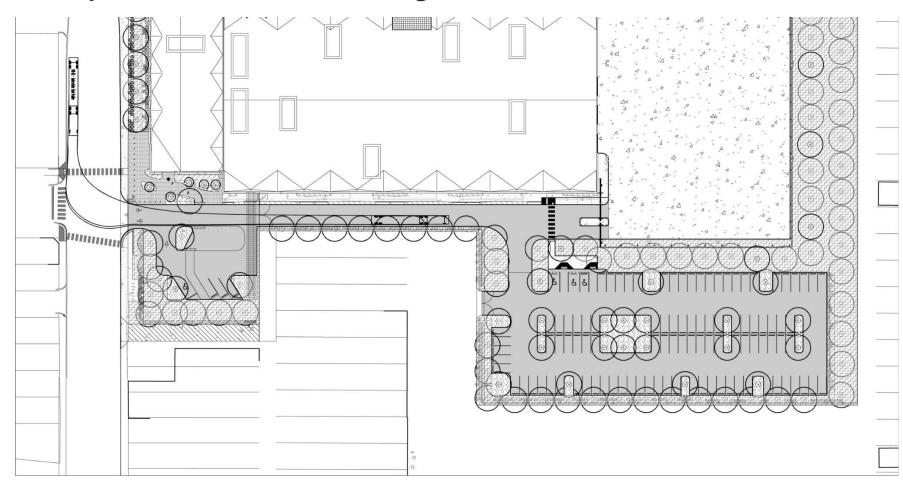




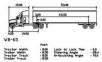


Autoturn Exhibit 01





Autoturn Exhibit 02

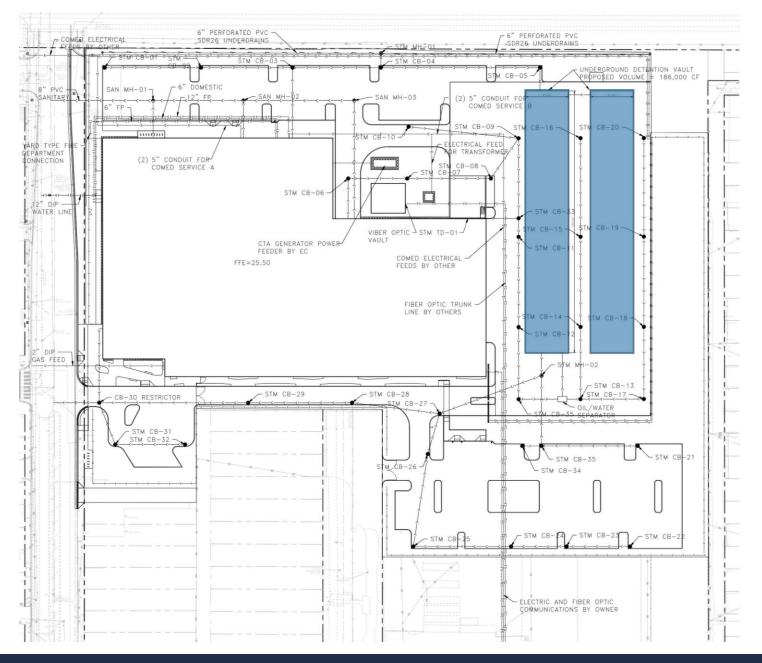


Traffic Study Summary: MAY NEED TO AMEND AFTER RECEIPT OF CDOT COMMENTS

- The signalized intersections of Lake Street with Pulaski Road and Hamlin Avenue currently experience capacity constraints during the peak hours due to the existing traffic volumes and the limited green time Lake Street receives.
 - Consideration should be given to reallocating seven seconds of green time from Pulaski Road to Lake Street during the weekday morning and three seconds during the weekday evening.
 - Consideration should be given to reallocating three seconds of green time from Hamlin Avenue to Lake Street during the weekday morning peak hour.
- With the adjustments, these intersections will have sufficient reserve capacity to accommodate existing traffic volumes and the traffic estimated to be generated by the proposed development.
- The proposed access system will be adequate in accommodating the traffic estimated to be generated by the development.

STORMWATER SUMMARY

- Regulated Development per CDWM Regulations
- 10YR storm event utilized, requiring 33,900 CF of detention.
- The raw 100 year volume is 65,516 CF, which when the design is final, that volume will be met in the precast concrete tank.
- For the oversized, multiple 65,516 CF by the factor that is still in place, the 50% oversizing will be 98,274 CF.
- The Project complies with the Stormwater Management Ordinance by managing the 100-year storm event in a belowgrade vault with a controlled release structure. Additional Best Management Practices will be employed to manage the "Volume Control" portion of the Stormwater Regulation. This project will exceed the stormwater ordinance by 50%.



The Project Participation Goals are:
28% Participation from Qualified Disadvantaged Business Enterprises
(inclusive of Minority and Women-owned Business Enterprises)
10% Careers Opportunity Goal (WIOA & Section 3 Workers)
10% Apprentice Goal
35% CTA Service Area Economically Disadvantaged Goal

DPD Recommendations