



Chicago Plan Commission Department of Planning and Development

**CSX Transportation, Inc. Intermodal Container Yard
Expansion – Planned Development 2240 W 63rd St.
(16th Ward – Alderwoman Stephanie Coleman)**

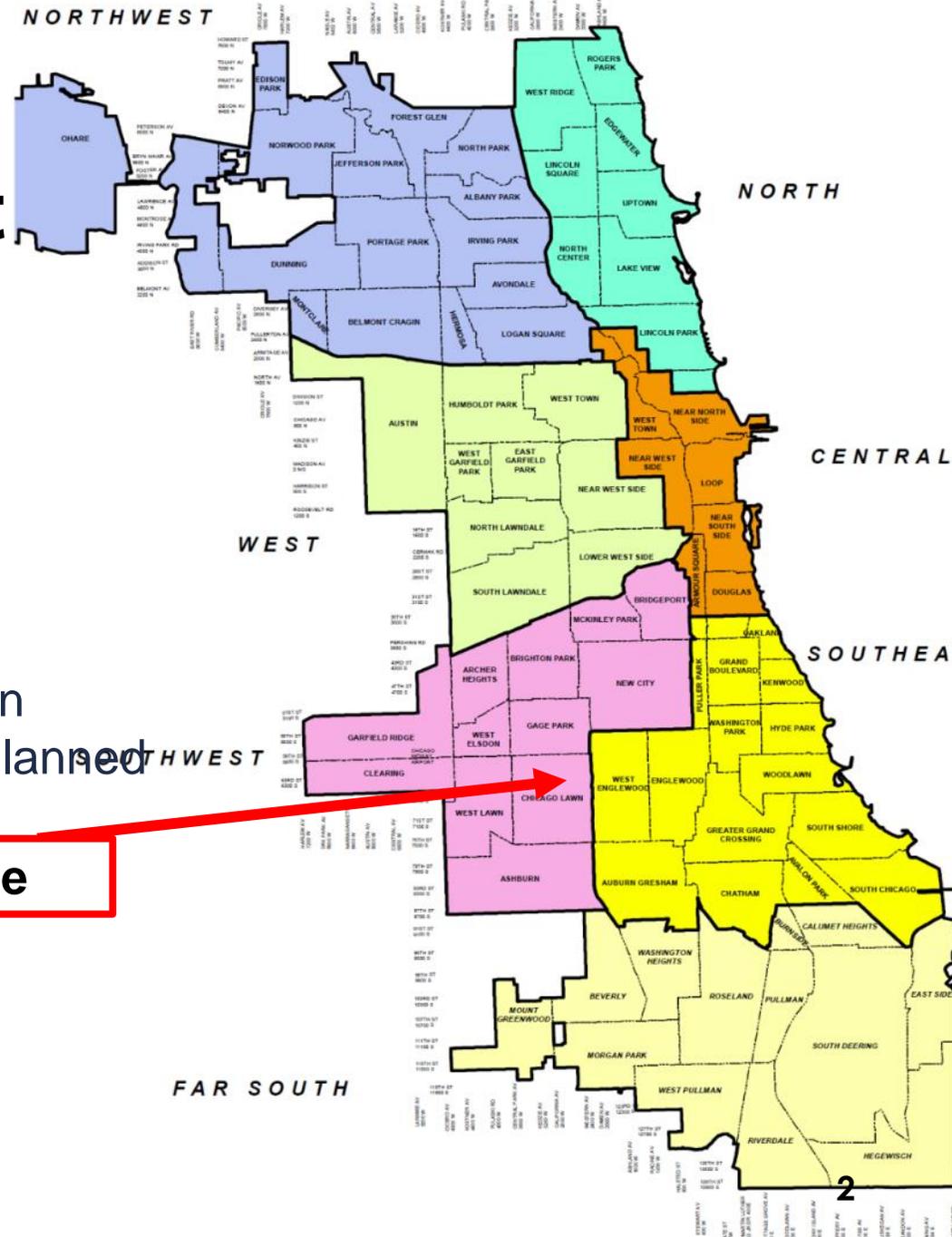
CSX Transportation Inc.

10/15/2020

DRAFT



Community Area Snap Shot



COMMUNITY AREA INFORMATION:

- Chicago Lawn
- Southwest Planning Region
- 60th and Western Tax Increment Financing District
- Site: near west 63rd St and S. Western Ave. intersection
- Zoning: B3-1, M1-2 and C2-2 (current); M1-2 then to Planned Development (proposed)

Demographics:

Total population is roughly 55,551
 47.5% of the population is Hispanic or Latino
 47.0% of households are 4 or more people
 Median household income is \$33,122
 (source: U.S. Census, Record Information Services, as of 2015)

Chicago Intermodal Modernization

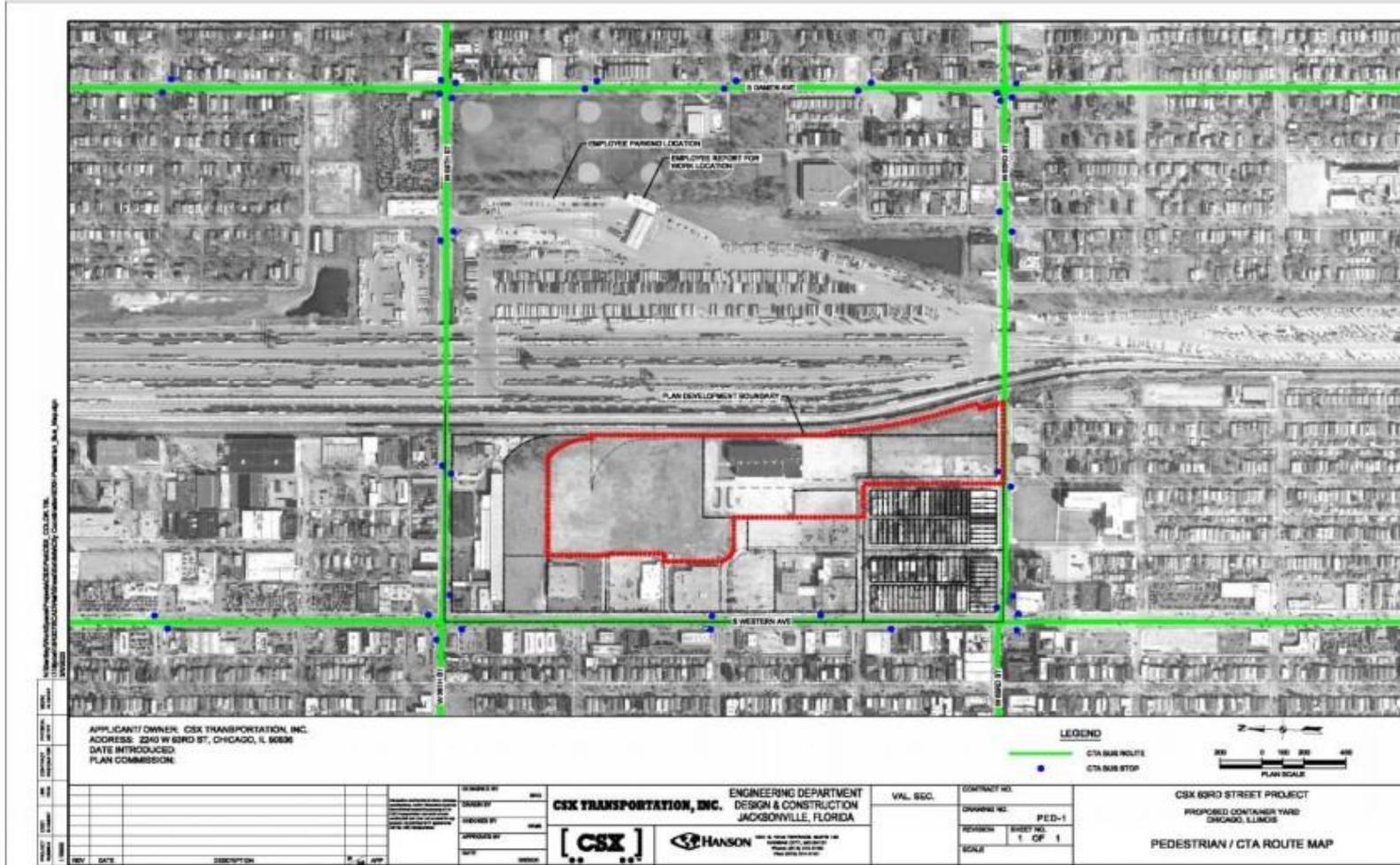


- One freight train takes approximately 200 trucks off the road.
- A freight train can haul one ton of freight almost 500 miles on a gallon of gas.
- CSX became the first rail company to submit national environmental goals.
- The Freight Railroads pay to maintain their infrastructure.
- In 2019, CSX was awarded the Global Sustainability Award in Logistics by World Finance.
- CSX has been a consistent participant in Chicago civic and community organizations including in the 16th Ward.
- CSX has a significantly diverse workforce in the Chicago area.

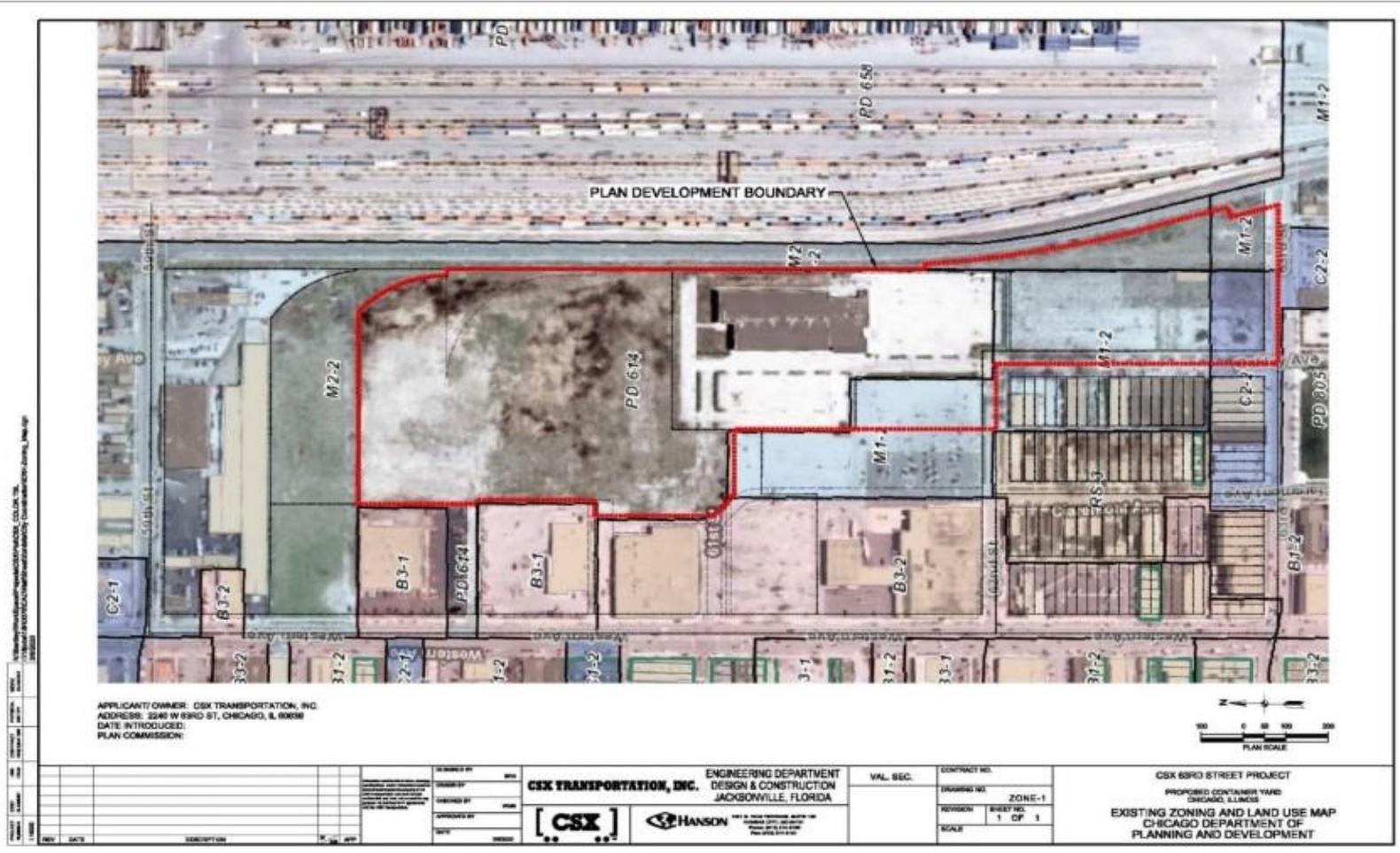


Project Timeline + Community Outreach

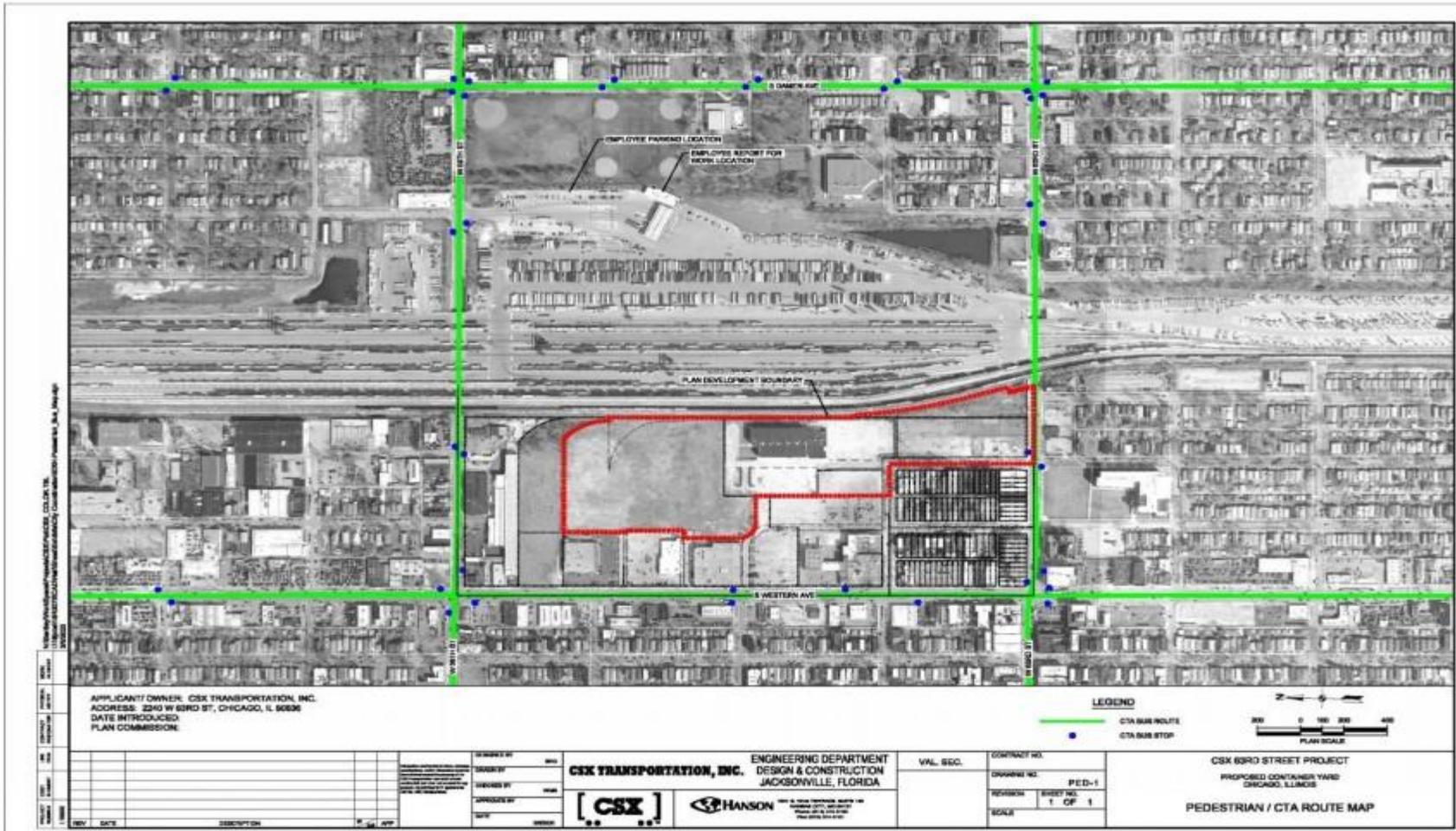
- PD Filing: _____
- Community Meeting Dates:
 - ****please include all community meeting dates and locations including individual meetings with Alderman Coleman and local groups (if applicable)***



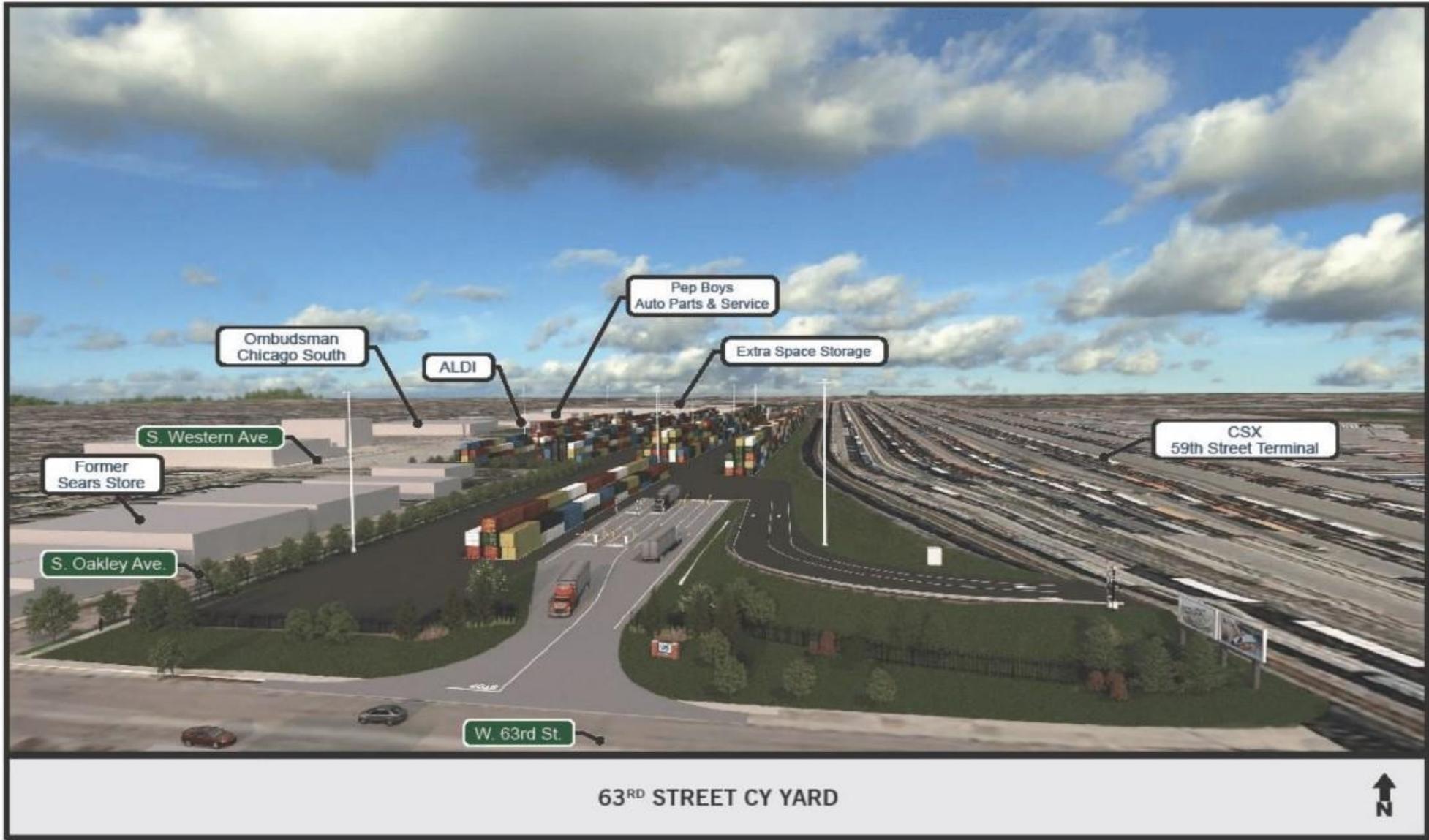
CURRENT CONDITIONS



LAND USE ZONING MAP



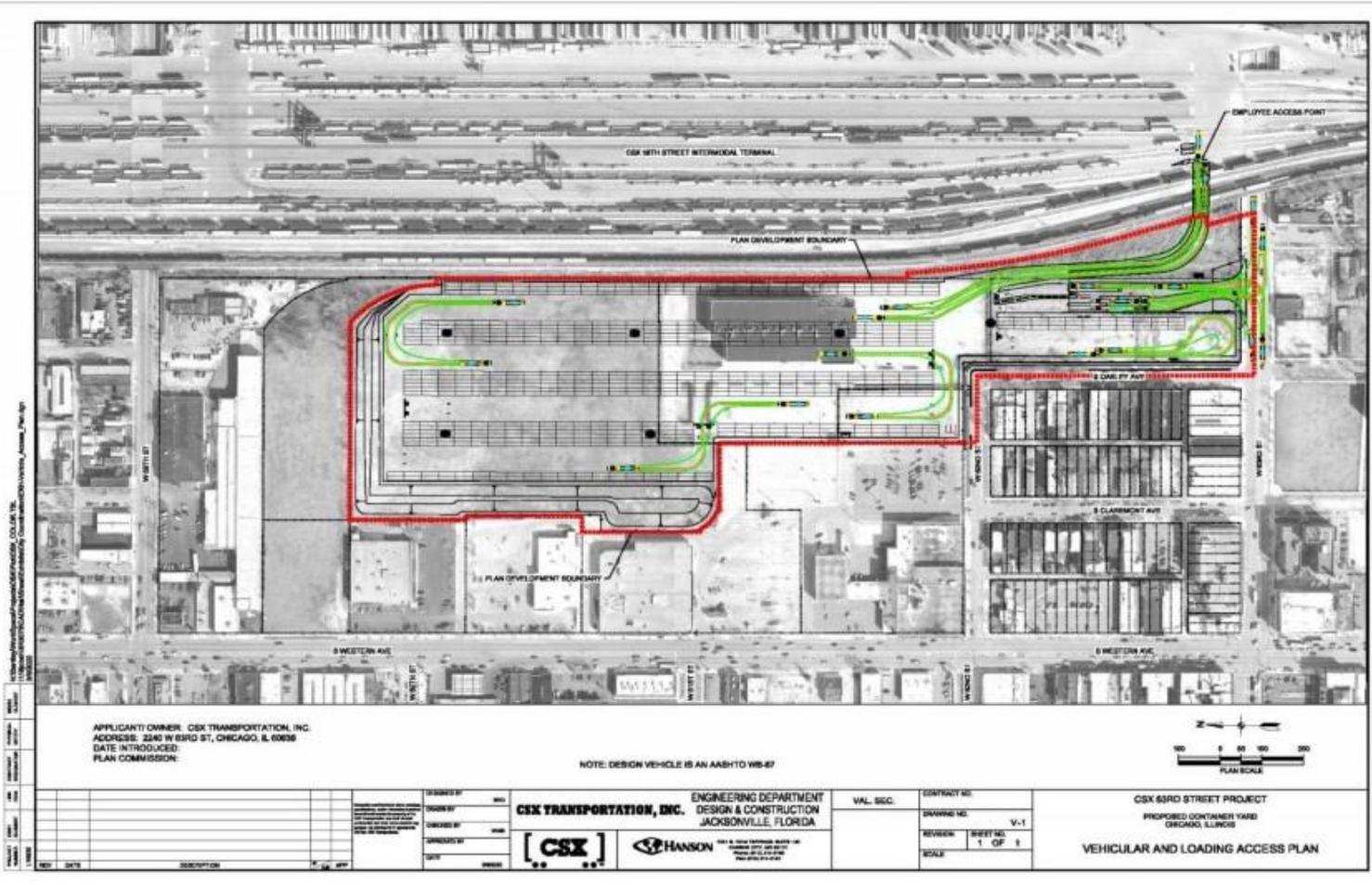
PUBLIC TRANSPORTATION MAP



LAND USE CONTEXT PLAN (LOOKING NORTH FROM 63RD ST)



SITE CONTEXT PLAN



APPLICANT OWNER: CSX TRANSPORTATION, INC.
 ADDRESS: 2240 W 63RD ST, CHICAGO, IL 60636
 DATE INTRODUCED:
 PLAN COMMISSION:

NOTE: DESIGN VEHICLE IS AN AASHTO WB-47



NO.	DATE	DESCRIPTION	BY	APP.

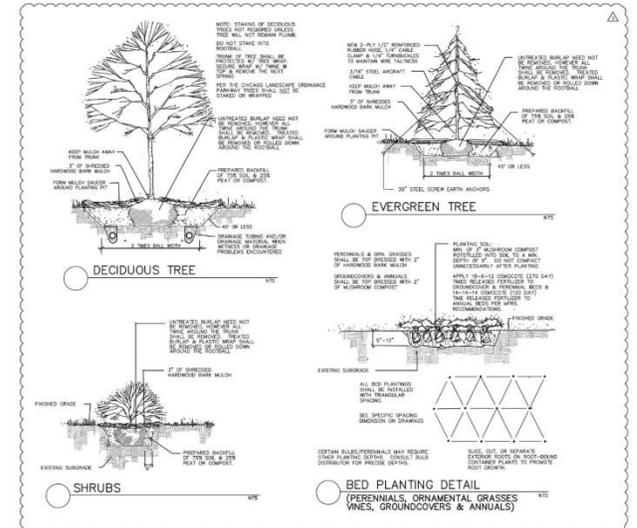
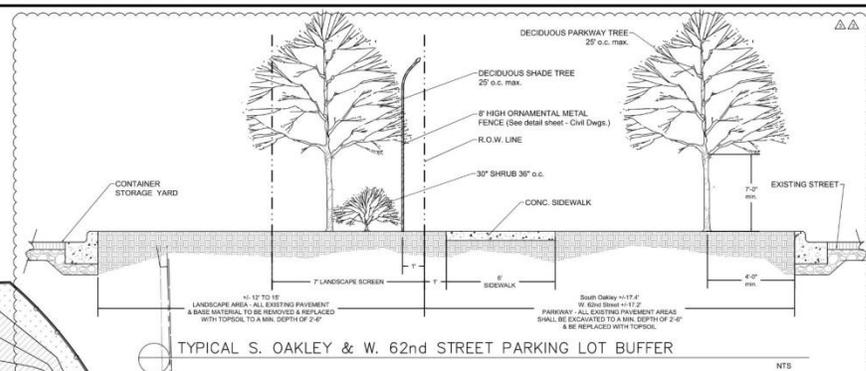
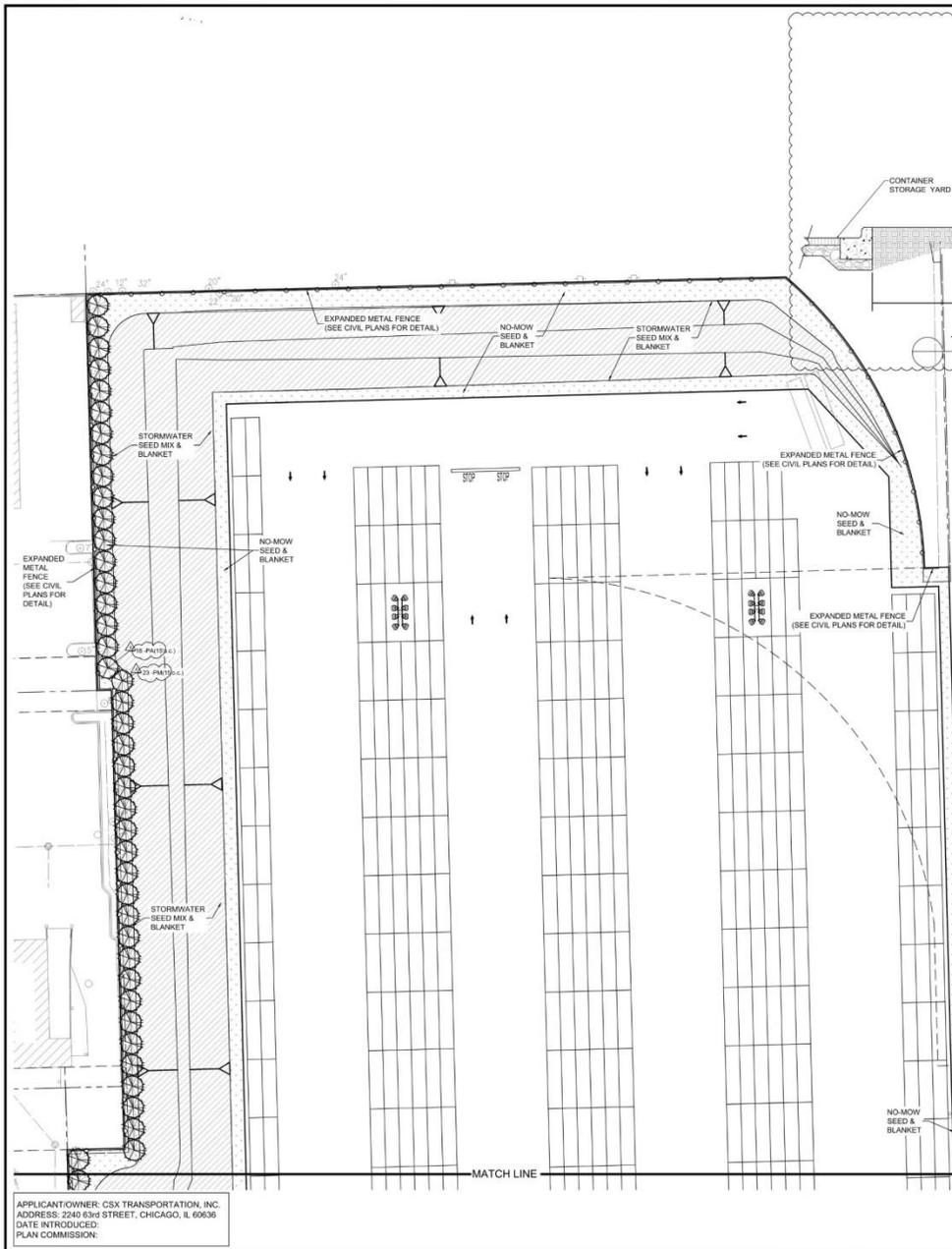
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
SCALE	REVISION

CSX TRANSPORTATION, INC. ENGINEERING DEPARTMENT
 DESIGN & CONSTRUCTION
 JACKSONVILLE, FLORIDA

VAL. SEC.	DISTRICT NO.
	DRAWING NO. V-1
	REVISION 1 OF 1
	SCALE

CSX 63RD STREET PROJECT
 PROPOSED CONTAINER YARD
 CHICAGO, ILLINOIS
VEHICULAR AND LOADING ACCESS PLAN

VEHICULAR MOVEMENT PLAN



Design statement by Owner
 Commits to the maintenance of required landscaping in the following form:
 "The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan(s) for the property at 2240 63rd Street in Chicago Illinois, is to the best of the undersigned's knowledge, been designed and will be installed, maintained, and replaced as required by current and applicable laws and regulations, and the requirements of Title 10, Chapter 33 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Signature: _____ Date: _____
 Written: _____ Title: _____
 Company: _____

Design statement by Designer
 Commits to the protection and replacement of required landscaping in the following form:
 "During parkway and on-site interior these are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

Signature: _____ Date: _____
 Written: _____ Title: _____
 Company: _____

LANDSCAPE WORK SHALL BE COMPLETED BY: **SCORSEDE, INC.**

Design statement by registered Landscape Architect
 Commits to the protection of the landscape plan in the following form:
 "The undersigned landscape architect/registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 2240 63rd Street in Chicago Illinois, has been designed in accordance with the requirements of Title 10, Chapter 33 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Signature: *Randy F. Metz* Date: _____
 Written: _____ Title: _____
 Company: _____

CHICAGO DOB STAMP

REVISIONS

63rd STREET PROJECT
 PROPOSED CONTAINER YARD

IRG InesRyan Group, Inc.
 134 BROADWAY, SUITE 1000
 LOREDAIN, IL 60138
 PHONE: 630.474.1111
 www.inesryangroup.com

LANDSCAPE ARCHITECTURE
 Park & Recreation Design
 Site & Community Planning

LANDSCAPE PLAN

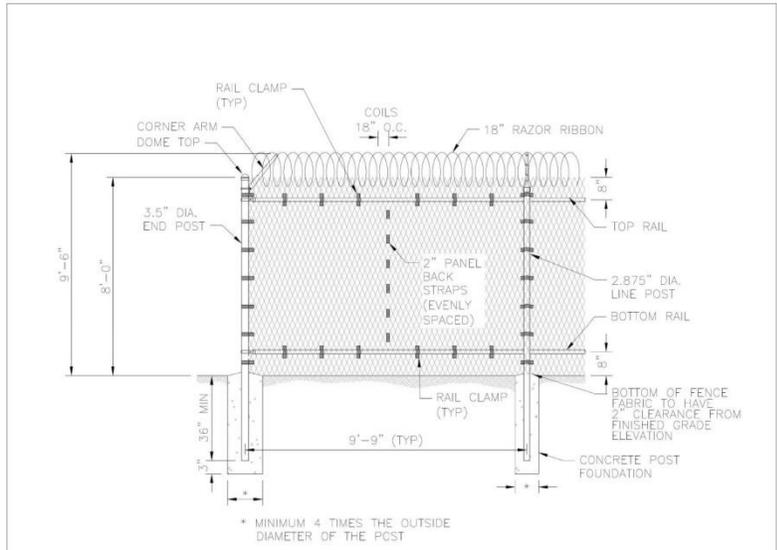
PROJECT NO.: JOB NO.:
 L1918 9072A

DATE: 06/05/20
 SCALE: 1"=30'
 PLANNER: *ESM*
 DRAWN BY: *ESM*

SHEET
 L-3

DOB PROJECT NO.:
 DXXXXX -XX

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 3/25/2020



- NOTES:
1. FENCE FOUNDATION DEPTHS VARY BY REGION. FOUNDATION DEPTHS SHOULD BE DETERMINED BY THE ENGINEER FOR LOCAL CONDITIONS.
 2. TACK WELD ALL NUTS TO BOLTS OR PEEN BOLT THREADS.
 3. ONLY TO BE USED FOR SPECIAL OR EXTREME CONDITIONS AS DETERMINED BY TERMINAL DEVELOPMENT GROUP.



TERMINAL DEVELOPMENT GROUP
 JACKSONVILLE, FLORIDA

REVISED:
 12/03/16

CSX INTERMODAL TERMINALS, INC.

EXPANDED METAL FENCE WITH RAZOR WIRE

ISSUED: 05/01/14 DWG NO: SC-03

PROJECT	DATE	BY	APP

REV	DATE	DESCRIPTION	BY	APP

DESIGNED BY
 DRAWN BY
 CHECKED BY
 APPROVED BY
 DATE: 3/25/2020

CSX TRANSPORTATION, INC. ENGINEERING DEPARTMENT
 DESIGN & CONSTRUCTION
 JACKSONVILLE, FLORIDA

[CSX] **HANSON**

1001 E. 101st TERRACE, SUITE 120
 HANSAW CITY, MO 65115
 PHONE (314) 214-3100
 FAX (314) 214-1181

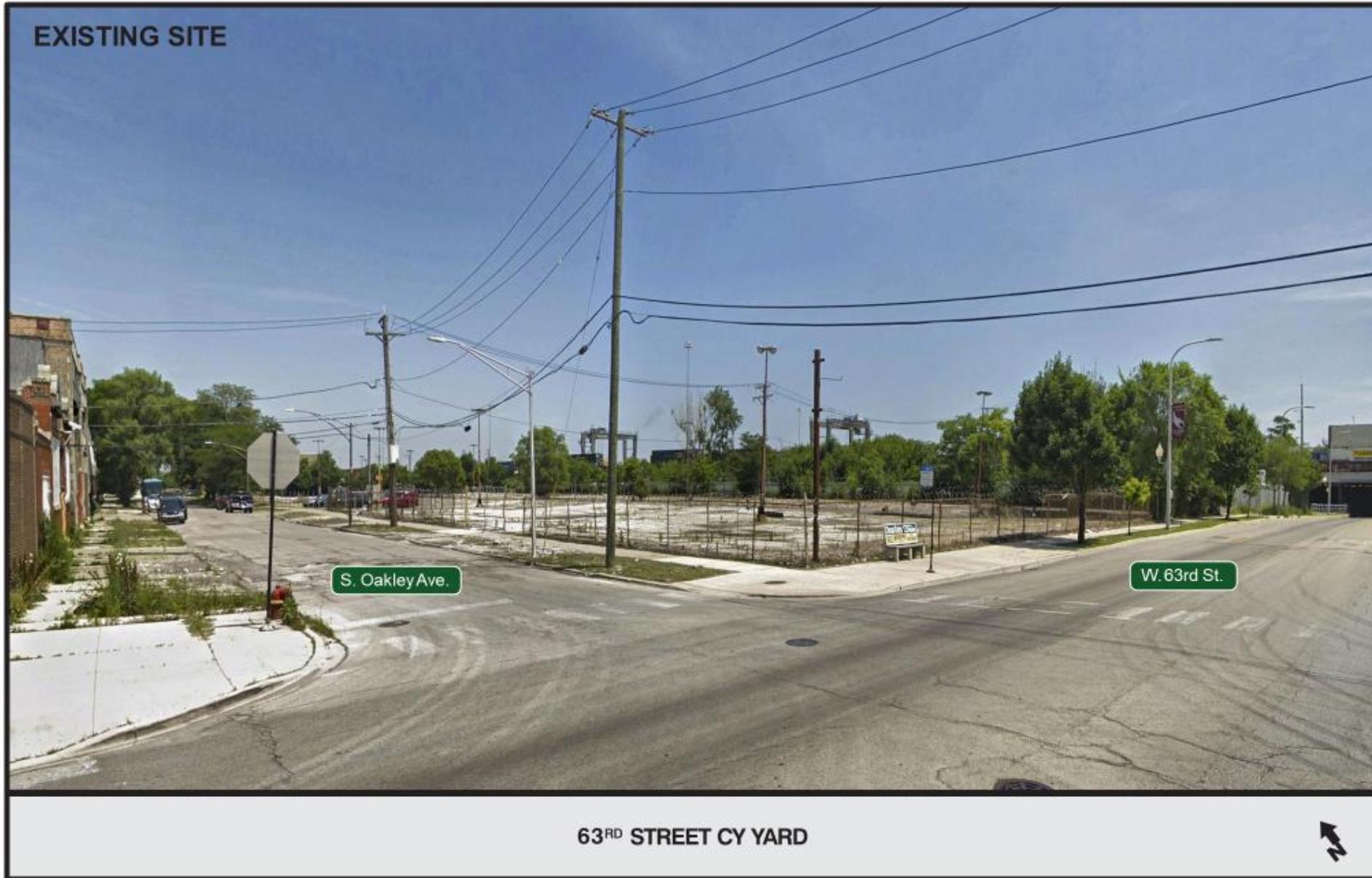
VAL. SEC.

CONTRACT NO.	
DRAWING NO.	CU-516
REVISION	SHEET NO.
SCALE	

CSX 63RD STREET PROJECT
 PROPOSED CONTAINER YARD
 CHICAGO, ILLINOIS
 SITE DETAILS
 SECURITY FENCE

METAL FENCING ALONG PRIVATE PROPERTY EAST OF WESTERN (NOT FACING PUBLIC RIGHT OF WAY)

EXISTING SITE



63RD STREET CY YARD



CURRENT CONDITIONS W. 63RD STREET AND S. OAKLEY AVE (LOOKING NORTHEAST)



PROPOSED SITE

S. Oakley Ave.

W. 63rd St.

63RD STREET CY YARD



FUTURE CONDITIONS W. 63RD STREET AND S. OAKLEY AVE. (LOOKING NORTHEAST)

EXISTING SITE



W. 63rd St.

63RD STREET CY YARD



CURRENT CONDITIONS W. 63RD STREET LOOKING WEST

PROPOSED SITE



W. 63rd St.

63RD STREET CY YARD



PROPOSED CONDITIONS W. 63RD STREET LOOKING WEST

EXISTING SITE



63RD STREET CY YARD



CURRENT CONDITIONS W. 62ND STREET LOOKING EAST TOWARDS OAKLEY AVE.

PROPOSED SITE



63RD STREET CY YARD



PROPOSED IMPROVEMENTS W. 62ND STREET LOOKING EAST TOWARDS S. OAKLEY AVE.

EXISTING SITE

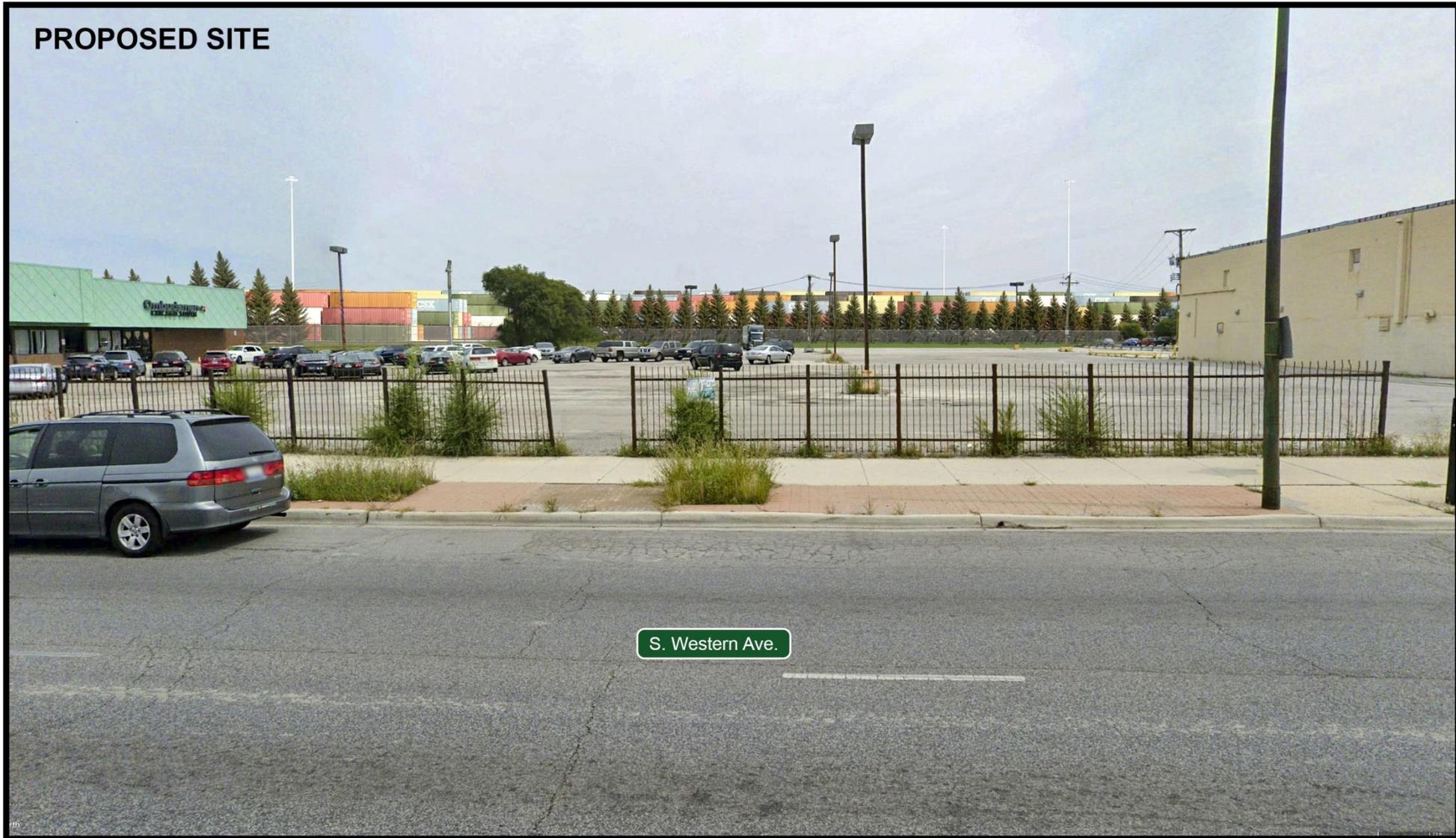


63RD STREET CY YARD



CURRENT CONDITIONS LOOKING EAST FROM WESTERN AVE. NEAR 61st ST.

PROPOSED SITE

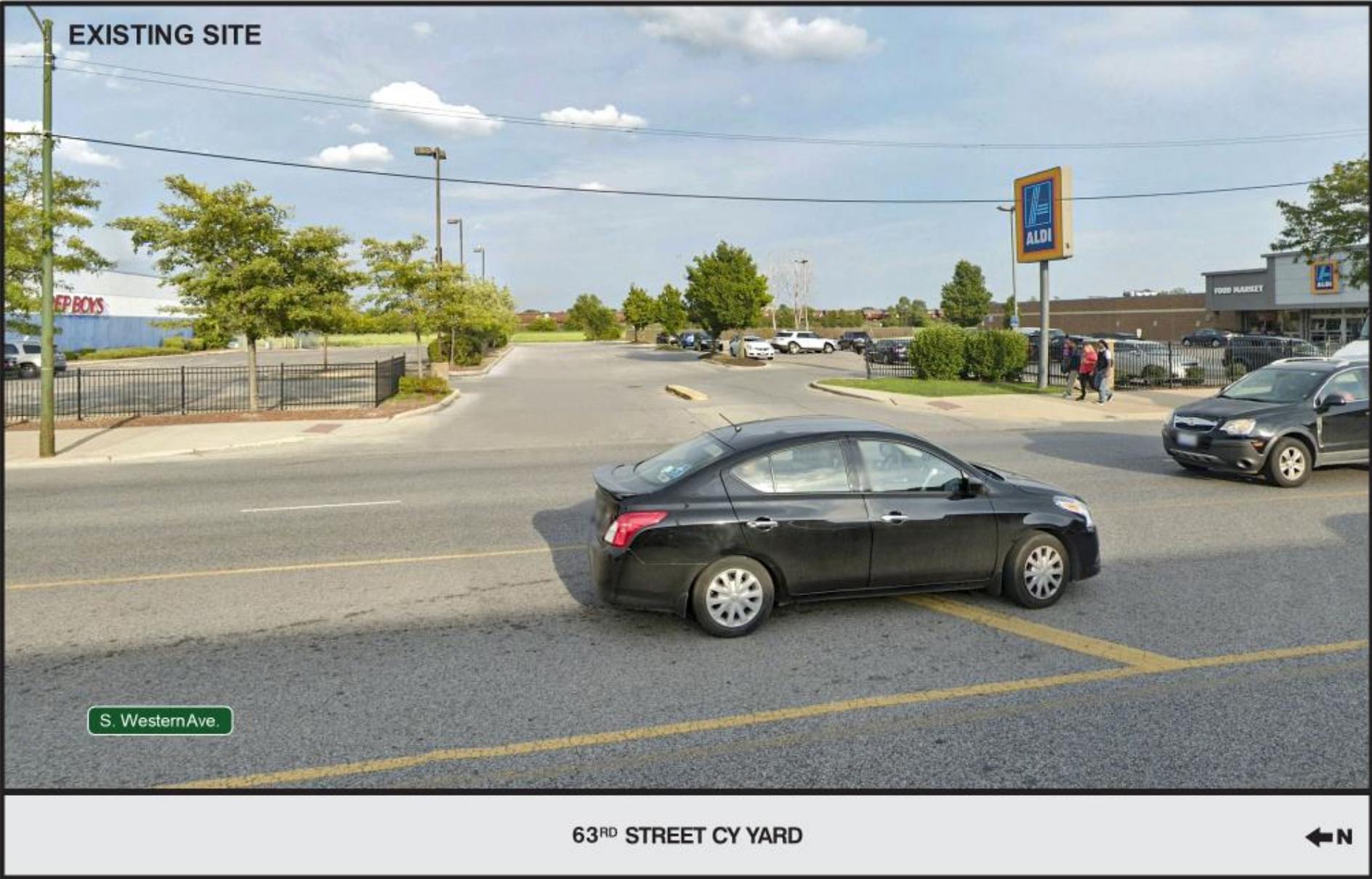


S. Western Ave.

63RD STREET CY YARD



PROPOSED IMPROVEMENTS LOOKING EAST FROM WESTERN AVE NEAR 61ST ST.



EXISTING SITE

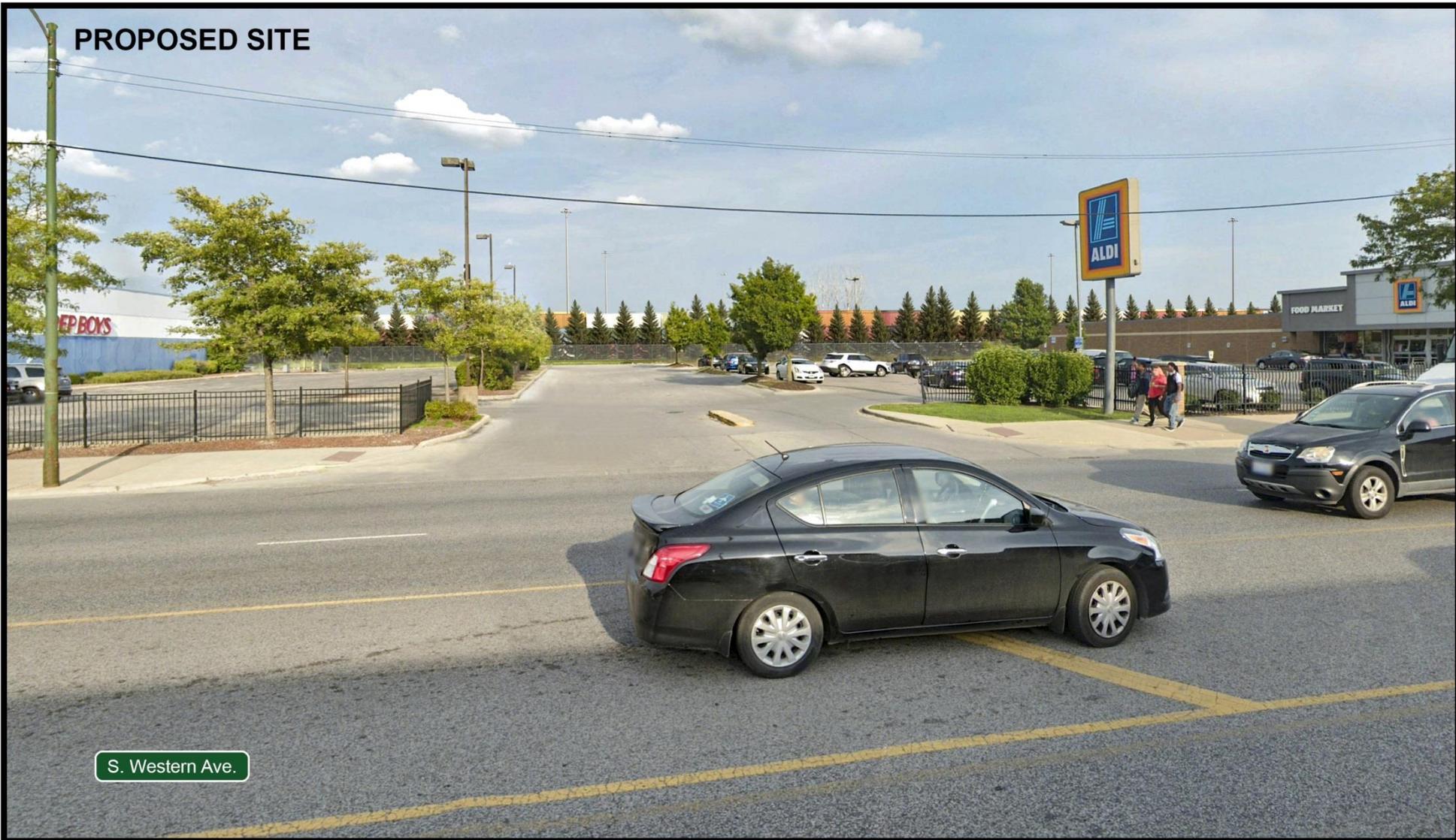
S. Western Ave.

63RD STREET CY YARD



CURRENT CONDITIONS LOOKING EAST FROM WESTERN AVENUE NEAR 60TH ST.

PROPOSED SITE



S. Western Ave.

63RD STREET CY YARD



PROPOSED IMPROVEMENTS LOOKING EAST FROM WESTERN AVENUE NEAR 60TH ST.

- **CSX Transportation, Inc. will follow the City of Chicago guidelines for local hiring as part of the construction process. Once selected the general contract will be encouraged to hire 50% local city residents as part of the project, with a priority on hiring from a predetermined “Project Area.” CSX estimates that the project could generate over 200 construction jobs.**
- **In addition to local hiring guidelines, the general contractor will be encouraged to commit to at least 26% MBE and 6% WBE participation on the job.**
- **CSX has recently initiated a job training program with Daley College that will prepare students for jobs in the rail industry. Included with this program will be the hiring of student interns at the company and each will receive a Chromebook as part of the program.**



DPD Recommendations

The Department of Planning and Development recommends that the proposed zoning change to Planned Development would be appropriate for the following reasons:

17-08-0104: The proposed planned development ensures a level of amenities appropriate to the nature and scale of the project, as evidenced by the design of the project, and the fact that the proposed design and the proposed uses are in context with the character of the adjacent properties, will meet the needs of the immediate community;

17-08-0904-A-1,2,4 and 5: Promotes the safe and efficient circulation of pedestrians, cyclists and *motor vehicles*; promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity, as evidenced by the site's close proximity to public transit in the form of CTA bus lines and the large queuing area for trucks entering facility from 63rd St; and ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns.