

#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  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 bkeefe@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](http://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.

William R. Mooney  
Signature of Applicant

Subscribed and Sworn to before me this  
24<sup>th</sup> day of October, 2023.

Maria C. Gonzalez  
Notary Public



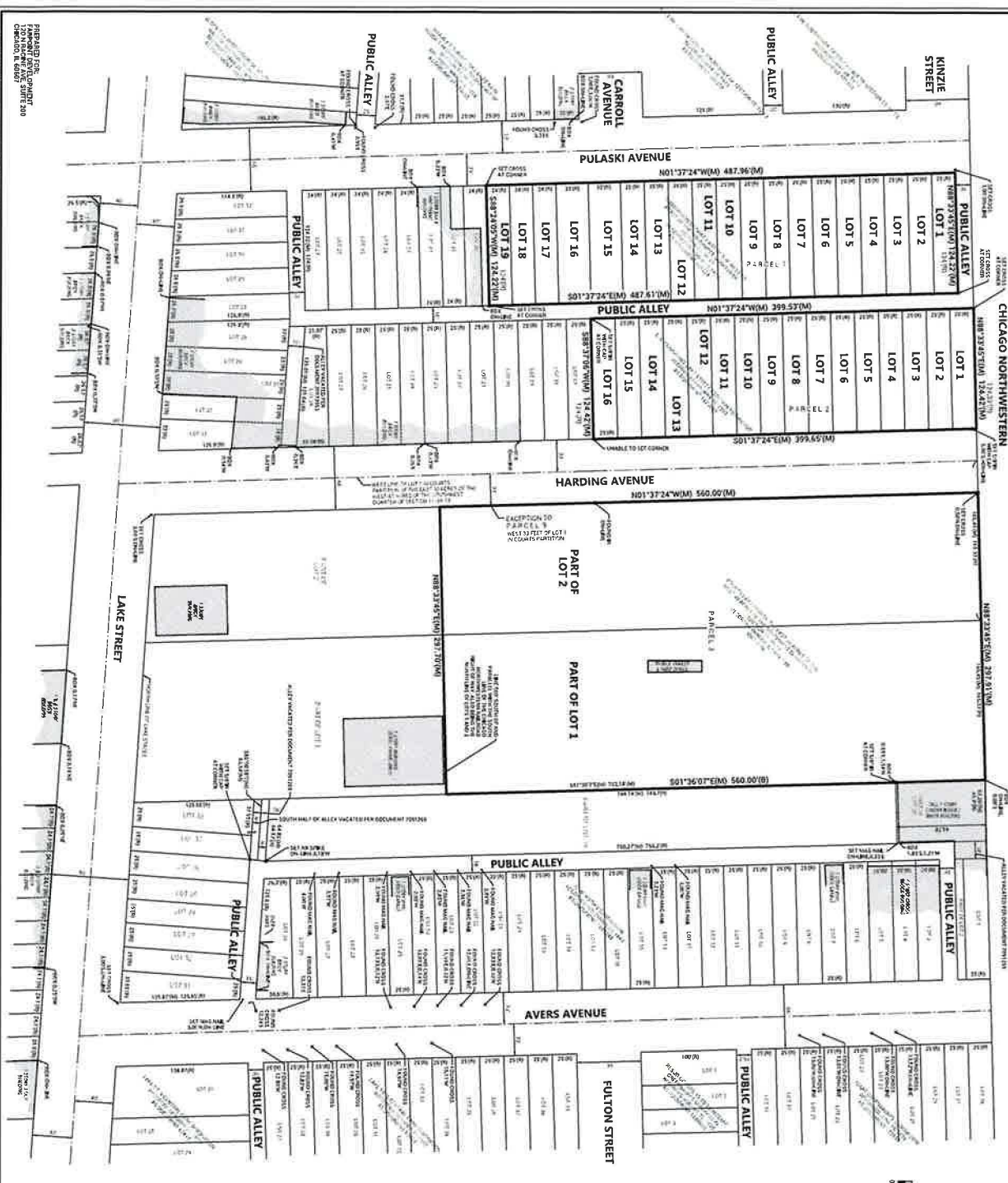
**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

# PLAT OF SURVEY



1. THESE CONDITIONS AND PROVISIONS GOVERN THE PLAT OF SURVEY AND THE RIGHTS AND INTERESTS THEREIN. THE PLAT OF SURVEY IS TO BE CONSIDERED AS A PART OF THE DEED AND THE RIGHTS AND INTERESTS THEREIN SHALL BE CONSIDERED AS A PART OF THE DEED. THE PLAT OF SURVEY SHALL BE CONSIDERED AS A PART OF THE DEED AND THE RIGHTS AND INTERESTS THEREIN SHALL BE CONSIDERED AS A PART OF THE DEED.

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LOT	AREA (SQ. FT.)	AREA (SQ. M.)
LOT 1	10,000	914.4
LOT 2	10,000	914.4
LOT 3	10,000	914.4
LOT 4	10,000	914.4
LOT 5	10,000	914.4
LOT 6	10,000	914.4
LOT 7	10,000	914.4
LOT 8	10,000	914.4
LOT 9	10,000	914.4
LOT 10	10,000	914.4
LOT 11	10,000	914.4
LOT 12	10,000	914.4
LOT 13	10,000	914.4
LOT 14	10,000	914.4
LOT 15	10,000	914.4
LOT 16	10,000	914.4
LOT 17	10,000	914.4
LOT 18	10,000	914.4
LOT 19	10,000	914.4
LOT 20	10,000	914.4

**CONVEYANCE**

**Spaceco Inc.**

9375 W. Higgins Road, Suite 100  
Chicago, IL 60634

Phone: (773) 555-1234 Fax: (773) 555-1234

DATE: 12-20-2021  
BY: [Signature]  
TITLE: [Signature]





"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 O'Keefe

Signature

Subscribed and Sworn to before me this

24<sup>th</sup> day of October, 20 23

Marlein Rodriguez  
Notary Public



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

DASPIN AUMENT  
LLP

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

**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 M. O'Keefe