



City of Chicago



O2022-775

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map Nos. 24-E and 26-E at 637 E 103rd St and 638 E 103rd St - App No. 20968
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20968
INTRODATE
MARCH 23, 2022

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all RS3 Single-Unit Detached House District, B3-2 Community Shopping District, and M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Nos 24-E, and 26-E in the area bounded by

A LINE 185.99 FEET NORTH OF EAST 103RD STREET AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SOUTH DAUPHIN AVENUE AND PERPENDICULAR THERETO; THE EAST RIGHT OF WAY OF THE METRA RAIL LINE AS MEASURED A LINE 100 FEET WEST OF SOUTH COTTAGE GROVE; A LINE 766.41 FEET SOUTHWEST OF EAST 103RD STREET AS MEASURED ALONG THE METRA RAIL EAST RIGHT OF WAY LINE AND PERPENDICULAR THERETO; AND SOUTH DAUPHIN AVENUE RUNNING NORTH TO THE POINT OF BEGINNING,

to those of a T-Transportation District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

COMMON ADDRESS: 637 E. 103rd Street and 638 E. 103rd Street

#20968
INTRO DATE
MARCH 23, 2022
CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

637 E. 103rd Street and 638 E. 103rd Street

2. Ward Number that property is located in: 9th

3. APPLICANT Metra Commuter Rail Division of the Regional Transportation

ADDRESS 547 W. Jackson Blvd. CITY Chicago

STATE IL ZIP CODE 60661 PHONE 312-322-6707

EMAIL DOrtiz@METRARR.COM CONTACT PERSON Deanna Ortiz

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 _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

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

ATTORNEY Carol D. Stubblefield c/o Neal and Leroy, LLC

ADDRESS 20 S. Clark St., Ste. 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 641-7144 FAX (312) 628-7071 EMAIL cstubblefield@nealandleroy.com



Vertical line of text, possibly a page number or header, running down the center of the page.

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.

N/A

7. On what date did the owner acquire legal title to the subject property? 1987

8. Has the present owner previously rezoned this property? If yes, when?
No.

9. Present Zoning District M1-1, B3-2 and RS-3 Proposed Zoning District T

10. Lot size in square feet (or dimensions) 102,293 sq. ft.

11. Current Use of the property Transportation

12. Reason for rezoning the property Applicant seeks to rezone the property to allow renovation of the existing train station platform.

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)

Metra proposes to renovate the 103rd Street/Rosemoor Station on the Metra Electric District line.

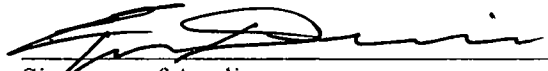
The proposed project will include a new station entrance at street level, new stairs and an elevator to the platform; new platform reconstruction with a new canopy, lighting and security cameras; headhouse replacement with on-demand heated waiting; and various site improvements that may include signage, sidewalk replacement, curb ramps, and bike racks.

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 X

COUNTY OF COOK
STATE OF ILLINOIS

James M. Derwinski
Executive Director/CEO Metra, 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
3 day of MARCH, 2022.

Karen M Hullinger
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

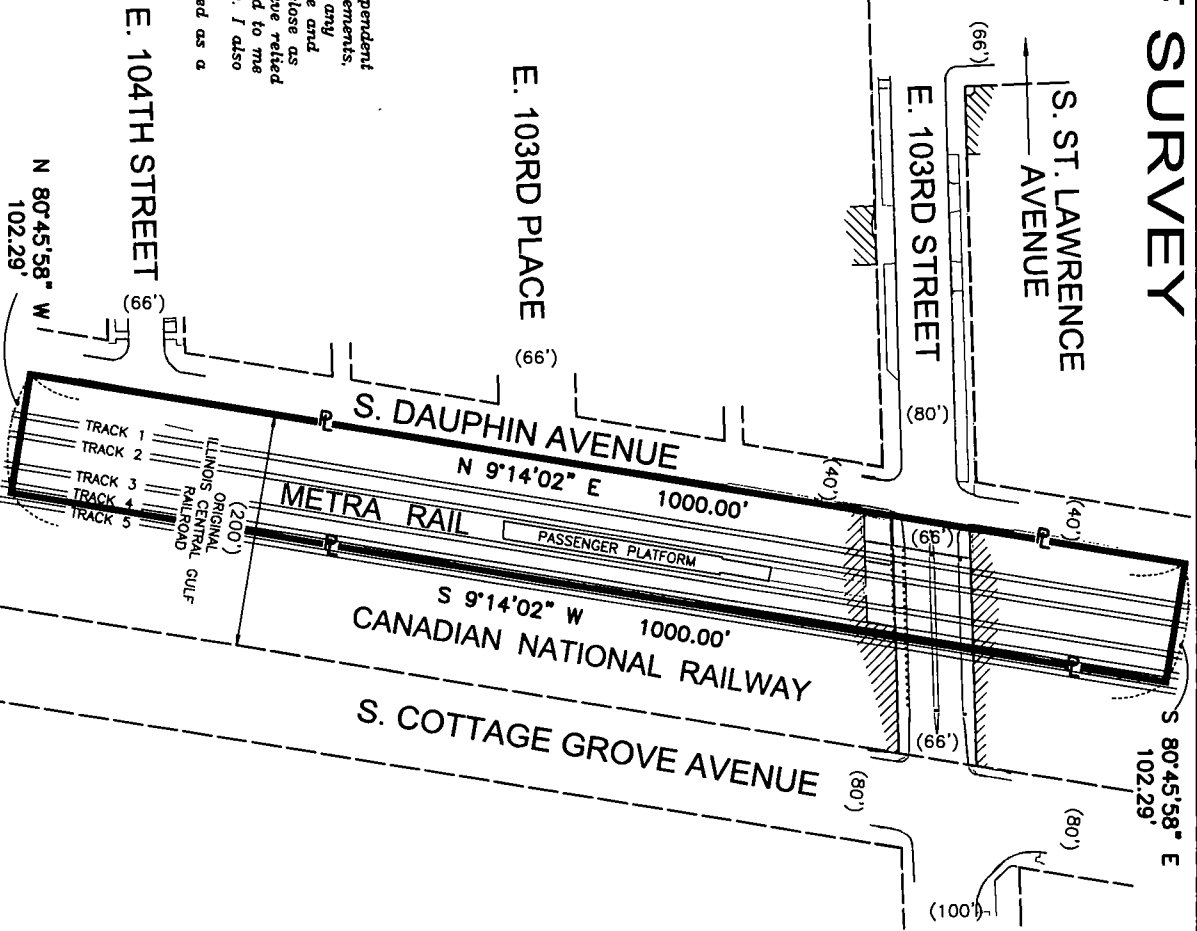
OFFICIAL SEAL
HAROLD W. LARSEN
GOVERNOR
STATE OF ALASKA
COMMISSION EXPIRES 1964

PLAT OF SURVEY

SCALE 1" = 100'



BEARINGS REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983



NOTE: I have made no independent search of the records for easements, encumbrances, ownership, or any other facts which an accurate and current title search may disclose as a part of this survey, but have relied upon the information supplied to me by the owner's representative. I also state that a current Title Commitment was not furnished as a part of this survey.

S 80°45'58" E
102.29'

LEGAL DESCRIPTION

* THAT PART OF THE RIGHT-OF-WAY OF THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY (COMMONLY KNOWN AS METRA) OF THAT PART OF THE ILLINOIS CENTRAL GULF RAILROAD RIGHT-OF-WAY LOCATED IN SECTIONS 10, AND 15, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
THE PORTION OF THE PARCEL DESCRIBED ABOVE BEING AFFECTED BY THIS PROJECT CONTAINS 2.348 ACRES OR 102,293 SQUARE FEET, MORE OR LESS.
P.N.: 25-10-420-001-0000, 25-10-999-001-0000, AND 25-15-226-040-0000.
* = TOTAL PROPERTY HOLDING NOT SURVEYED OR DEPICTED ON THIS PLAT

LEGEND

- IRON ROD OR MAG NAIL SET
- ⊕ IRON PIPE, IRON ROD OR PK NAIL FOUND
- CROSS IN CONCRETE FOUND OR SET
- RECORDED DIMENSION
- MEASURED DIMENSION
- PARCEL LINE (AS DESCRIBED)
- ORIGINAL LOT LINES (PLATTED / RECORD)

- ▨ BUILDING
- ▨ RAILROAD ABUTMENT

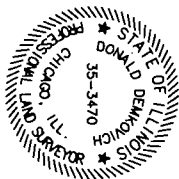
THIS SURVEY AND LEGAL DESCRIPTION ARE INTENDED ONLY TO DEPICT THE LIMITS OF THIS PROJECT; THEREFORE, THIS PROFESSIONAL SERVICE DOES NOT CONFORM TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS }
COUNTY OF COOK } S S

I, DONALD DEMKOVICH, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS. THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAWING SHOWN HEREON CORRECTLY REPRESENTS SAID SURVEY; THAT ALL MEASUREMENTS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
FIELD WORK COMPLETED JANUARY 28TH, 2022.

DATED THIS 31ST DAY OF JANUARY, 2022
AT CHICAGO, ILLINOIS

(Signature)
DONALD DEMKOVICH - ILLINOIS PROFESSIONAL LAND SURVEYOR
NUMBER 035 - 003470
LICENSE EXPIRATION DATE: 11/30/2022
ddemkovich@ardmoreroderick.com



ARDMORE RODERICK 1500 W. CARROLL AVENUE, SUITE 300 CHICAGO, ILLINOIS 60607 312-795-1400		SCALE: 1" = 100' DATE: 01/31/22 CAD: DD/CALC: DD
CLIENT: METRA 547 WEST JACKSON BOULEVARD CHICAGO, ILLINOIS 60661	CLIENT NO.	A.R. NO. 20-067
DESIGN FIRM REGISTRATION NO. 184.005441-0010 035.003470		

March 8, 2022

Thomas M. Tunney, Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Rezoning
Affidavit of Notice**

Dear Chairman Tunney:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Metra Commuter Rail Division of the Regional Transportation (the "Applicant") for an amendment to the Chicago Zoning Ordinance with respect to property commonly known as 637 E. 103rd Street and 638 E. 103rd Street,, certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about March 23, 2022.

The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

Very truly yours,

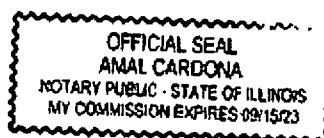


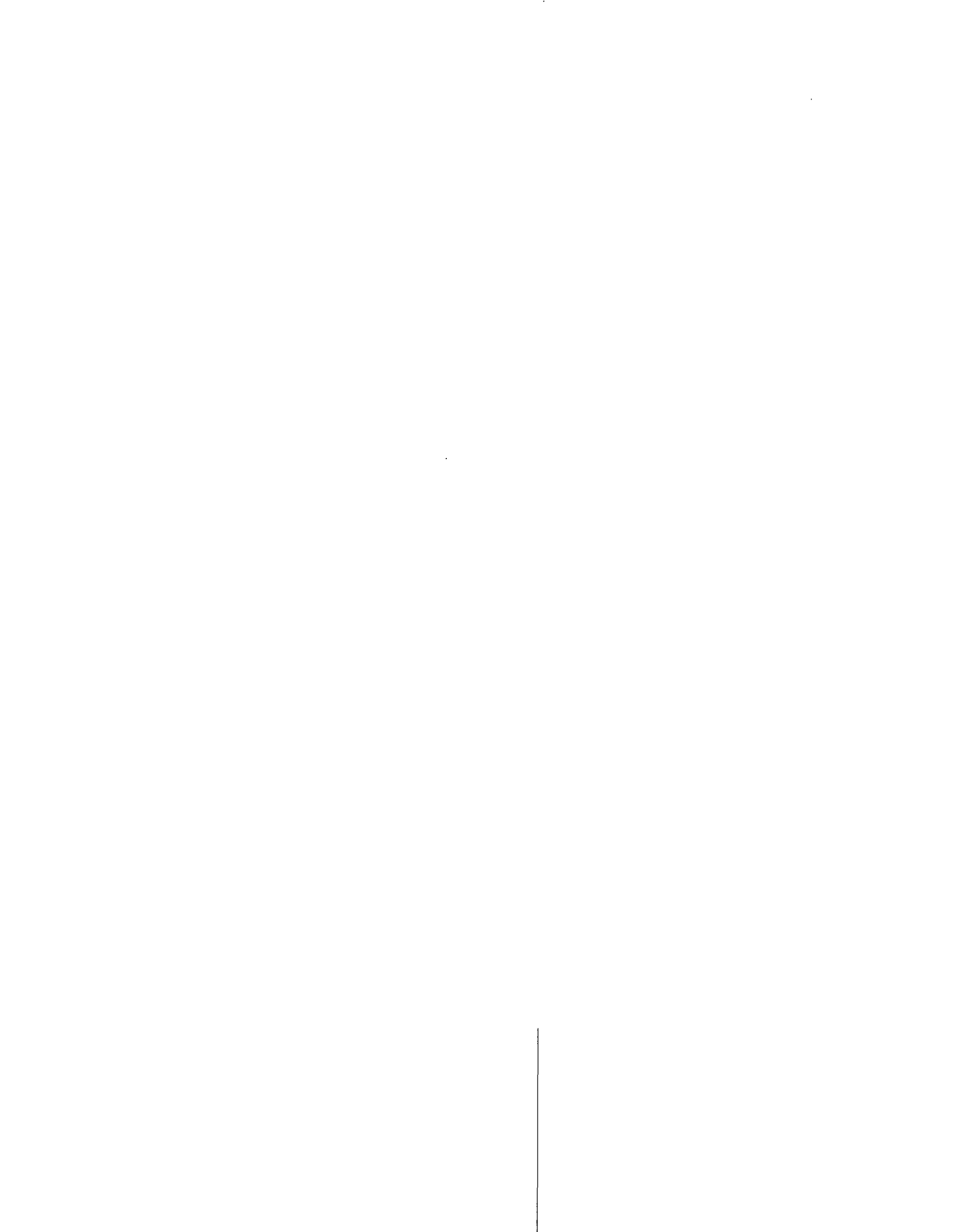
Carol D. Stubblefield

Subscribed and sworn to before me
this 8th day of March 2022



Notary Public





NOTICE OF FILING OF REZONING APPLICATION

March 8, 2022

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about March 23, 2022, the undersigned will file an application for a change in zoning from RS3 Single-Unit Detached House District, B3-2 Community Shopping District, and M1-1 Limited Manufacturing/Business Park District to a T-Transportation District on behalf of the Metra Commuter Rail Division of the Regional Transportation (the "Applicant") for the property commonly known as 637 E. 103rd Street and 638 E. 103rd Street (the "Property").

Metra proposes to renovate the 103rd Street/Rosemoor Station on the Metra Electric District line. The proposed project will include a new station entrance at street level, new stairs and an elevator to the platform; new platform reconstruction with a new canopy, lighting and security cameras; headhouse replacement with on-demand heated waiting; and various site improvements that may include signage, sidewalk replacement, curb ramps, and bike racks.

Metra Commuter Rail Division of the Regional Transportation is the Applicant and the owner of the Property. Metra is located at 547 W. Jackson Blvd., Chicago, IL 60661. Questions regarding the proposed Project or the Application may be addressed to Carol D. Stubblefield, Esq., attention Neal & Leroy, LLC, 20 S. Clark Street, Suite 2050, Chicago, IL 60603, 312-641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,



Carol D. Stubblefield,
Neal & Leroy, LLC