



# City of Chicago



O2022-3880

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-E at 125-143 E Van Buren St and 126-148 E Balbo Dr - App No. 22041
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#22041  
INTRO DATE  
DEC 14, 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 of the DX-16 District symbols and indications as shown on Map No. 2-E in the area bounded by

the center line of East Van Buren Street as extended east where no street exists; a line 600 feet east of the west line of South Michigan Avenue; the center line of East Balbo Drive; and a line 400 feet east of the west line of South Michigan Avenue

to those of a T Transportation District.

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

Common Address of Property: 125-143 East Van Buren Street (as extended east where no street exists); 126-148 East Balbo Drive

#22041  
INTRO DATE  
DEC 14, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

125-143 East Van Buren Street (as extended east where no street exists); 126-148 East Balbo Drive

2. Ward Number that property is located in: 42

3. APPLICANT Commuter Rail Division of the Regional Transportation Authority (d/b/a "Metra")

ADDRESS 547 W. Jackson Blvd. CITY Chicago

STATE IL ZIP CODE 60661 PHONE c/o 312-853-4159

EMAIL c/o ssaef@sidley.com CONTACT PERSON c/o Scott Saef, Sidley Austin LLP

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 (see attached sheet)

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 Scott Saef, Sidley Austin LLP

ADDRESS One South Dearborn

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-853-4159 FAX 312-853-7036 EMAIL ssaef@sidley.com

**Supplemental Information - Question 4, Owner Information**

City of Chicago  
c/o Department of Transportation  
2 N. LaSalle Street Suite 950  
Chicago, Illinois 60602  
c/o Bill Higgins, 312-744-7189  
[William.Higgins@cityofchicago.org](mailto:William.Higgins@cityofchicago.org)

Chicago Park District  
541 N. Fairbanks Court  
Chicago, Illinois 60611  
c/o Heather Gleason, 312-742-4685  
[Heather.Gleason@ChicagoParkDistrict.com](mailto:Heather.Gleason@ChicagoParkDistrict.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.

Per Section 1(a) of the Rules Regarding Economic Disclosure Statement and Affidavit, dated December, 17, 2015, an EDS is not required for units of government or any agency or instrumentality thereof. The Commuter Rail Division of the Regional Transportation Authority is a unit of local government governed by Metra's Board of Directors per the Regional Transportation Authority Act (70 ILCS 3615). The City of Chicago and Chicago Park District are units of government.

7. On what date did the owner acquire legal title to the subject property? 1895 or earlier; 1997

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District DX-16 Proposed Zoning District T

10. Lot size in square feet (or dimensions) approx. 280,815 sf

11. Current Use of the property Commuter rail and busway

12. Reason for rezoning the property Rehabilitated commuter rail station improvements

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 is leading a rehabilitation by Metra and the Northern Indiana Commuter Transportation District ("NICTD") of the Van Buren commuter rail station, which, within the area to be rezoned, includes extended platforms with canopies, accessibility improvements and related unenclosed crew/railroad improvements. There are no dwelling units.

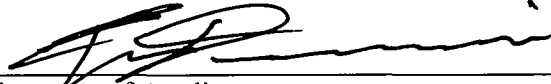
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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 X \_\_\_\_\_

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COUNTY OF COOK  
STATE OF ILLINOIS

James M. Derwinski, Metra CEO/Executive Director, 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  
12 day of OCTOBER, 20 22.

Karen M. Hullinger  
\_\_\_\_\_  
Notary Public



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**For Office Use Only**

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

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

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

1938 APR 11  
RECORDED & INDEXED  
RICHMOND, VIRGINIA  
FEDERAL BUREAU OF INVESTIGATION



CITY OF CHICAGO

CHICAGO DEPARTMENT OF TRANSPORTATION

October 5, 2022

Mr. Patrick Murphey  
Zoning Administrator  
Department of Planning and Development  
City of Chicago  
City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602

**Re: Rezoning as part of rehabilitation of Van Buren commuter rail station**  
125-143 East Van Buren Street (as extended east where no street exists); 126-148 East Balbo Drive (the "Property")

Dear Patrick:

The City of Chicago ("City"), through the Chicago Department of Transportation given that railroad property is involved, is the owner of the Property as defined above, a railroad right-of-way running north to south below-grade in Grant Park. The City has granted Metra rights by easement and contract to use the right-of-way to serve commuters using, among others, Metra's Electric District trains as well as commuters using trains operated by the Northern Indiana Commuter Transportation District.

The City is aware that Metra is applying for a zoning change for the Property from the DX-16 zoning district to the T Transportation zoning district to facilitate a rehabilitation of the Van Buren commuter rail station and related unenclosed crew/railroad improvements ("Project"). The City has no objections to inclusion of the Property within the rezoning application. The City is providing this letter solely to consent to the filing by Metra of the rezoning application so that the rezoning process may commence, but is not in this letter expressing a position on whether or not the requested rezoning should be approved by the Chicago City Council.

If you have any questions, please feel free to call me at 312-744-7189 or to email me at [William.Higgins@cityofchicago.org](mailto:William.Higgins@cityofchicago.org)

Sincerely,

A handwritten signature in black ink, appearing to read "G. Biagi".

Gia Biagi  
Commissioner  
Department of Transportation

GB: VK: WH





"WRITTEN NOTICE"  
FORM OF AFFIDAVIT  
(Section 17-13-0107)

November 29, 2022

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

The undersigned, Scott Saef, 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 December 1, 2022.

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.

Scott Saef  
Signature

Subscribed and Sworn to before me this  
29th day of NOVEMBER, 20 22.

[Signature]





547 W. Jackson Boulevard, Chicago, IL 60661

312-322-6900

metrarail.com

November 17, 2022

Dear Neighbor:

In accordance with the public notice requirements of the City of Chicago Zoning Ordinance, please be informed that on or about December 1, 2022, The Commuter Rail Division of the Regional Transportation Authority ("Metra") will file an application for a change in zoning from the DX-16 Downtown Mixed-Use District to the T Transportation District for the portion of a railroad right-of-way owned by the City of Chicago and used by Metra and the Northern Indiana Commuter Transportation District ("NICTD") lying between the center line of East Van Buren Street as extended east where no street exists and East Balbo Drive.

The specific area to be rezoned is described as follows and depicted on the reverse: The center line of East Van Buren Street as extended east where no street exists; a line 600 feet east of the west line of South Michigan Avenue; the center line of East Balbo Drive; and a line 400 feet east of the west line of South Michigan Avenue. The area to be rezoned to the T district includes within it the area required to extend passenger platforms with canopies, provide accessibility improvements and implement crew/railroad improvements.

Metra will file two additional applications seeking approval under the Lake Michigan and Chicago Lakefront Protection Ordinance (the "LPO Application") and for special use approval from the Chicago Zoning Board Appeals. Metra is filing the three applications as part of the rehabilitation of the Van Buren commuter rail station (132 E. Van Buren Street, Chicago, IL 60605) by Metra and NICTD.

The area covered by the LPO Application and special use application are also shown on the reverse and described below:

- o The LPO Application, to be filed on or about November 17, 2022, covers a variety of station and related improvements, including those on the west side of Michigan Avenue and extending into Grant Park.
- o The special use application relates to a new enclosed elevator and stair enclosure providing station access on the east side of Michigan Avenue within Grant Park.

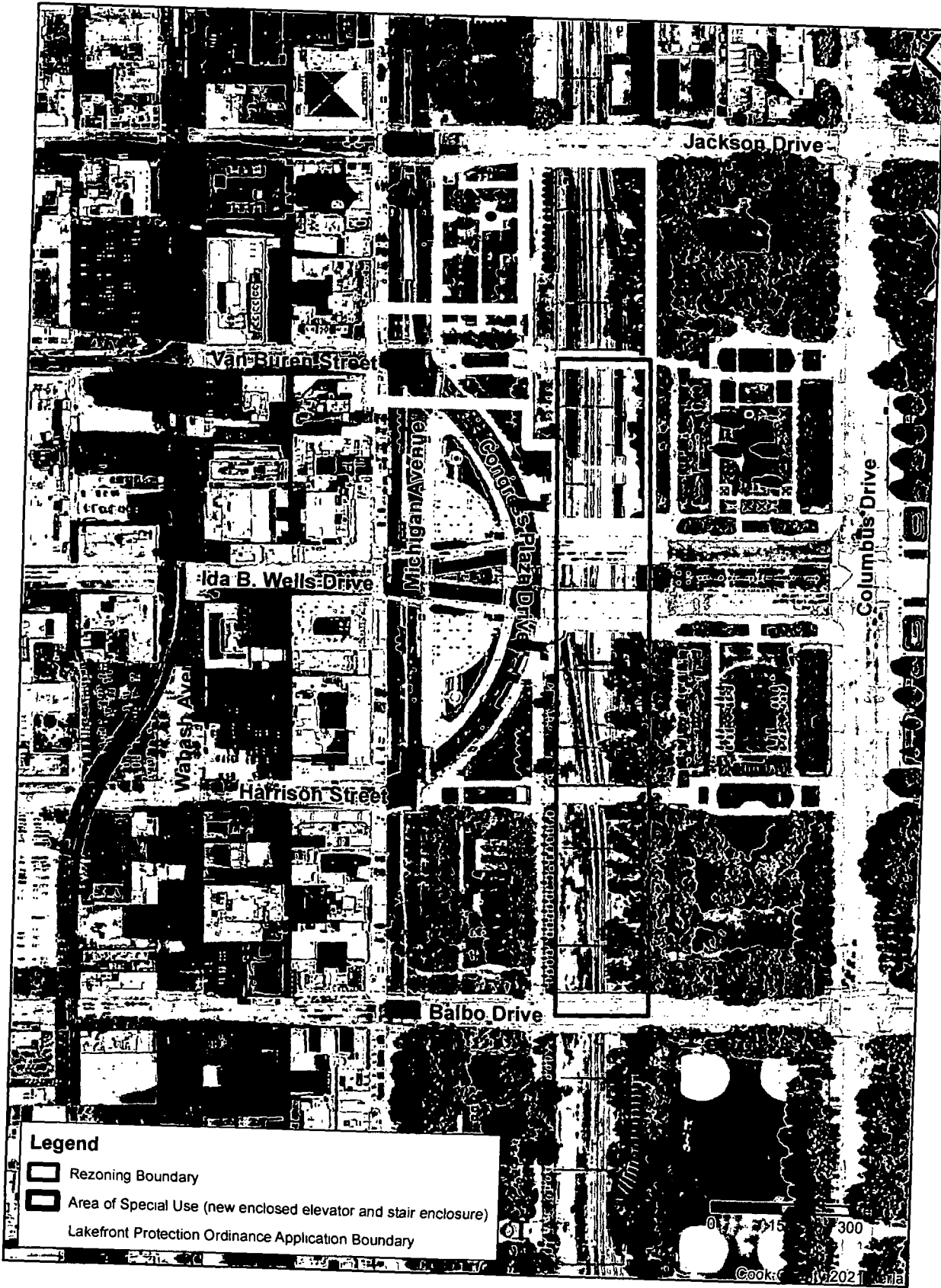
Please note that Metra is not seeking to rezone or purchase your property. Metra is required by law to send this notice because you own property within 250 feet of the property which is part of the land use applications described above.

Metra maintains a comprehensive website about the project. It can be accessed here: <https://metra.com/VanBurenStationProject>. That website also includes answers to commonly asked questions in the FAQs.




If you have any questions about this project or the Applications, please do not hesitate to contact me at 312-322-6587, by email ([APomales@metrarr.com](mailto:APomales@metrarr.com)) or at the following address, 547 West Jackson Boulevard, Chicago, Illinois 60661. You may also contact our zoning counsel, Scott Saef, at (312) 853-4159.

Very truly yours,

Arsenio Pomales  
Metra, Community Affairs



**Legend**

-  Rezoning Boundary
-  Area of Special Use (new enclosed elevator and stair enclosure)
-  Lakefront Protection Ordinance Application Boundary

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