



City of Chicago



O2020-83

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/15/2020

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 9-K at 3740-3770 N Milwaukee Ave, 3601-3609 N Kilbourn Ave, 3631-3739 N Kilbourn Ave, and 4440-4448 W Addison Ave - App No. 20313

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#20313
Intro date
JAN. 15, 2020

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 M-1 District symbols and indications as shown on Map No. 9-K in the area bounded by

North Milwaukee Avenue; a line 326.42 feet south of the intersection of the western line of the Commuter Rail Division of the Regional Transportation Authority railroad right-of-way (formerly the Chicago, Milwaukee, St. Paul, and Pacific Railway right-of-way) and the southerly right-of-way line of North Milwaukee Avenue as measured along the southerly right-of-way line of North Milwaukee Avenue; a line 70.54 feet southwesterly of the southerly right-of-line of North Milwaukee Avenue perpendicular to said southerly right-of-way line of North Milwaukee Avenue; the east line of the aforescribed railroad right-of-way; West Addison Street; North Kilbourn Avenue; a line 113.7 feet north of the north right-of-way line of West Addison Street; the west line of the aforescribed railroad right-of-way; West Patterson Avenue; and North Kilbourn 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.

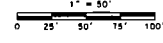
Common Address of Property: 3740-3770 N. Milwaukee Avenue, 3601-3609 and 3631-3739
N. Kilbourn Avenue, 4440-4448 W. Addison Avenue, Chicago,
IL 60641

PLAT OF SURVEY

EAST 1/2 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 40 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

LEGEND:

- FENCE LINE
- RAILROAD RIGHT OF WAY
- ARTESIAN WELL LOT LINE
- EXISTING PUBLIC RIGHT OF WAY LINE
- PLATTED LOT LINE
- MEASURED DIMENSION
- CALCULATED DIMENSION
- RECORD DATA
- CUT CROSS FOUND OR SET
- BUILDING



- ### NOTES:
- DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF; ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
 - NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, 1001 EAST ZONE, NAD 83-03.
 - CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY AT ONCE. ANY BUILDING LINES OR EASEMENTS SHOWN HEREON ARE AS SHOWN ON RECORDED SUBDIVISIONS/PLATS OR AS NOTED.
 - THIS SURVEY AND LEGAL DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE RECORDED INSTRUMENTS AFFECTING THE TITLE OF THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - LOCATIONS AND IMPROVEMENTS AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY DB STERLIN CONSULTANTS, INC. WITH THE LAST DAY OF FIELD WORK HAVING BEEN PERFORMED ON MAY 30, 2019.

LEGAL DESCRIPTION:

THAT PART OF THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY (METRA), FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY, LYING IN PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

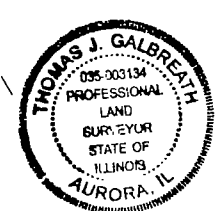
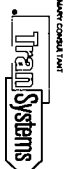
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY (METRA), WITH THE NORTHERLY RIGHT OF WAY LINE OF ADDISON STREET, AS MONUMENTED AND OCCUPIED, THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 108.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILWAY; THENCE NORTH 00 DEGREES 15 MINUTES 19 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 1155.47 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AS MONUMENTED AND OCCUPIED; THENCE SOUTH 29 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 334.42 FEET TO THE SOUTHERLY LINE OF A PARCEL CONVEYED TO THE NORTHEAST ILLINOIS REGIONAL COMMUTER RAILROAD CORPORATION PER DECLARATION NUMBER 855113, RECORDED ON AUGUST 22, 1999 THENCE SOUTH 60 DEGREES 08 MINUTES 24 SECONDS WEST, ALONG SAID SOUTHERLY LINE CONVEYED BY DECLARATION NUMBER 855323 TO 54 FEET TO SAID EASTERLY RIGHT OF WAY LINE, THENCE SOUTH 00 DEGREES 15 MINUTES 19 SECONDS EAST, ALONG SAID EASTERLY LINE, 873.55 FEET TO THE POINT OF BEGINNING

| REV | DATE | BY | APP | DESCRIPTION | REV | DATE | BY | APP | DESCRIPTION |
|-----|------|----|-----|-------------|-----|------|----|-----|-------------|
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| DESIGNED | CHECKED | DATE |
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| SCALE: 1"=50' | SHEET NO. 1 | SHEET NO. 1 |
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| | | |



STATE OF ILLINOIS)
COUNTY OF COOK) 155

THIS IS TO CERTIFY THAT WE, DB STERLIN CONSULTANTS, INC. AN ILLINOIS PROFESSIONAL DESIGN FIRM (LAND SURVEYING CORPORATION, NUMBER 184-001909), HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTIONS 9 AND 16, TOWNSHIP 45 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY.

FIELD WORK COMPLETED ON MAY 23RD, 2019.
DATED AT CHICAGO, ILLINOIS THIS 7TH DAY OF JANUARY, 2020 A.D.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR SURVEYING.

Thomas J. Galbreath
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3134
LICENSE EXPIRATION DATE: NOV. 30, 2023

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

Date

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

The undersigned, Scott E. 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 January 8, 2020.

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 E Saef
Signature

Subscribed and Sworn to before me this
2TH day of JANUARY, 2020.

[Signature]





547 W. Jackson Blvd. Chicago, Illinois 60661 Telephone: 312-322-6777

January 8, 2020

Dear Neighbor:

In accordance with the requirements for an Amendment to the City of Chicago Zoning Ordinance, please be informed that on or about January 7, 2020, the Commuter Rail Division of the Regional Transportation Authority ("Metra") will file an application for a change in zoning from the M1-1 Limited Manufacturing/Business Park to T Transportation District for the Metra-owned property adjacent to the Grayland Station generally located along the Milwaukee District North Line between North Milwaukee Avenue, North Kilbourn Avenue and West Addison Avenue (the "Property").

Metra is applying for the rezoning of this Property in connection with its plan to construct at the Grayland Station new passenger shelters, new passenger access routes from adjacent public rights of way and lengthened boarding platforms to serve the community.

The Grayland Station is located at approximately 3715 N. Kilbourn Avenue. The Property to be rezoned is generally bounded on the north by the intersection of North Milwaukee Avenue and North Kilbourn Avenue, on the west by North Kilbourn Avenue, on the south by West Addison Street, and on the east by the railroad right-of-way line of the Commuter Rail Division of the Regional Transportation Authority.

A map of the area to be rezoned is provided on the reverse side of this letter.

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 to be rezoned.

If you have any questions about this project or the rezoning approval requested, please do not hesitate to contact me at 312-322-6487, by email (ngallardo@metrarr.com) or at the following address, 547 West Jackson Boulevard, Floor 10, Chicago, Illinois 60661. You may also contact our zoning counsel, Scott Saef, at (312) 853-4159.

Very truly yours,

Noe Gallardo
Metra, Community Affairs

#20313
Intro date
JAN. 15, 2020

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

3740-3770 N. Milwaukee Avenue, 3601-3609 and 3631-3739 N. Kilbourn Avenue,
4440-4448 W. Addison Avenue, Chicago, IL 60641

2. Ward Number that property is located in: 45

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 _____

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

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).

7. On what date did the owner acquire legal title to the subject property? 1987 and 2020

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

No

9. Present Zoning District M1-1 Proposed Zoning District T

10. Lot size in square feet (or dimensions) 113,038 square feet

11. Current Use of the property Commuter rail

12. Reason for rezoning the property 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)

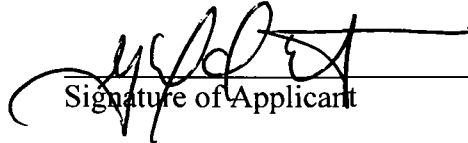
The existing Grayland commuter rail station on Metra's Milwaukee District North line is being rehabilitated with new passenger shelters (approx. 16 feet in height above platforms), new passenger access routes from adjacent public rights of way and lengthened boarding platforms. There are approximately 68 existing parking spaces. There is no commercial space and 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 for more information). Is this project subject to the ARO?

YES _____ NO _____

COUNTY OF COOK
STATE OF ILLINOIS

GILENFORD R. PETERS, 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.

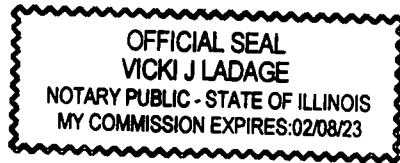


Signature of Applicant

Subscribed and Sworn to before me this
8th day of January, 2020.

Vicki J Ladage

Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____