



# City of Chicago



O2020-751

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/19/2020
<b>Sponsor(s):</b>	Coleman (16)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 14-H at property in 16th Ward
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**CITY COUNCIL**  
**CITY OF CHICAGO**

**16TH WARD OFFICE**  
5411 SOUTH ASHLAND AVENUE  
CHICAGO, IL 60609  
PHONE: (773) 306-1981  
WWW.16THWARD.ORG



**STEPHANIE D. COLEMAN**  
ALDERMAN, 16TH WARD

February 10, 2020

**Mr. Maurice D. Cox, Commissioner**  
**Department of Planning**  
**City of Chicago**  
**121 N. LaSalle Street, 10<sup>th</sup> Floor**  
**Chicago, IL 60602**

**Mr. Mark A. Flessner, Corporation Counsel**  
**Department of Law**  
**121 N. LaSalle Street, 6<sup>th</sup> Floor**  
**Chicago, IL 60602**

Re: Proposed Extinguishment of Business Planned Development No. 614

Commissioner Cox and Corporation Counsel Flessner:

I am requesting your assistance in the drafting of an ordinance extinguishing Business Planned Development No. 614, which is located in the 16<sup>th</sup> Ward.

PD 614 was created in 1996 for a proposed Sears/K-Mart anchored shopping mall. That project was not built. This amendment will revert the zoning of the property to B3-1, as provided in PD 614 in the event the development the PD was intended to facilitate did not occur. A proposed draft ordinance is attached.

CSX Transportation has acquired the property and will file an application for a Planned Development to support the expansion of CSX's operations in the 16<sup>th</sup> Ward.

I intend to introduce this ordinance at the February 19, 2020 City Council meeting.

In December of 2019, I introduced an ordinance to amend the boundaries of PD 614 to advance the rezoning of this property. I would like to withdraw that ordinance in favor of this one. Thank you in advance for your assistance.

Very Truly Yours,

**Stephanie D. Coleman**  
Alderman – 16<sup>th</sup> Ward

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*Reclassification Of Area Shown On Map Number 14-H.*

*Be It Ordained by the City Council of the City of Chicago:*

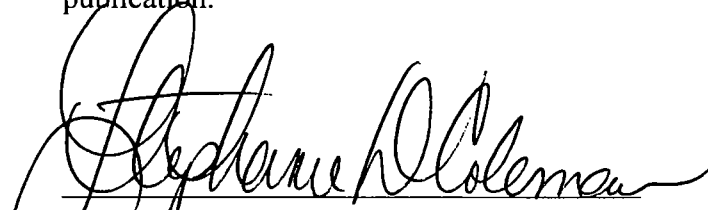
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development No. 614 symbols and indications as shown on Map Number 14-H in the area bounded by:

**from a point 330.0 feet east of the centerline of South Western Avenue and 490.91 feet south of the south line of West 59th Street; then east along said line 490.74 feet south of and parallel to the south line of West 59th Street, to a point 820.76 feet east of the centerline of South Western Avenue; south along an arc of 232.97 feet to a point 17 feet west of the west line of the Conrail Mainline Railroad; a line parallel to South Western Avenue for a distance of 1,331.13 feet; southward coinciding with the west line of the Conrail Mainline Railroad to the south line of vacated West 62nd Street; west along said south line for a distance of 208.03 feet; north for a distance of 66 feet; west for a distance of 66 feet; north for a distance of 299.69 feet; west for a distance of 132.94 feet; north for a distance of 285.73 feet; west for a distance of 165.92 feet; north for a distance of 4.15 feet; northwest on an arc of 65.78 feet; west for a distance of 6.98 feet; north for a distance of 282.74 feet; east for a distance of 40 feet; north for a distance of 96.0 feet parallel to and 340.0 feet east of the centerline of South Western Avenue; west a distance of 290.0 feet to the east line of South Western Avenue; north a distance of 28.0 feet along the east line of South Western Avenue; east a distance of 280.0 feet; and north a distance of 231.0 feet parallel to and 330.0 feet east of the centerline of South Western Avenue to the point of beginning,**

to those of a B3-1 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by extinguishing all the Business Planned Development No. 614 statements and bulk and use regulations established for such Planned Development, to such bulk and use regulations as are set forth in the Chicago Zoning Ordinance for properties zoned B3-1.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

  
Stephanie D. Coleman  
Alderman – 16<sup>th</sup> Ward

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