



# City of Chicago



O2022-3664

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 11/16/2022

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 14-D at 1500-1508 E 59th St, 1501-1509 E 59th St, 1450-1458 E 60th St and 1451-1457 E 60th St - App No. 22018

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

#22018  
INTRO DATE  
NOV. 16, 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 the RM-6 Residential Multi-Unit District, symbols and indications as shown on Map Nos. 14-D in the area bounded by

A line 175 feet north of and parallel to East 59<sup>th</sup> Street; the east line of the Metra rail right-of-way; a line 300 feet south of and parallel to East 60<sup>th</sup> Street; and the west line of the Metra rail right-of-way.

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: 1500 - 1508 E. 59th Street, 1501 - 1509 E. 59th Street, 1450 - 1458 E. 60th Street and 1451 - 1457 E. 60th Street

#22018  
INTRO DATE  
NOV. 16, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:  
1500 - 1508 E. 59th Street, 1501 - 1509 E. 59th Street, 1450 - 1458 E. 60th Street and 1451 - 1457 E. 60th Street

2. Ward Number that property is located in: 5th and 20th

3. APPLICANT Metra Commuter Rail Division of the Regional Transportation

ADDRESS 547 W. Jackson Blvd. CITY Chicago

STATE IL ZIP CODE 60661 PHONE 312- 322-6779

EMAIL kpardonnet@metrarr.com CONTACT PERSON Keith H. Pardonnet

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

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 RM-6 Proposed Zoning District T

10. Lot size in square feet (or dimensions) 132,701 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 59th and 60th Street University of Chicago 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.

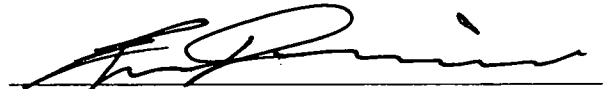
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments,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

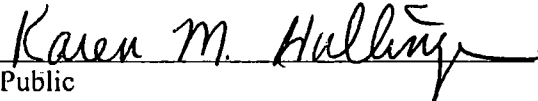
COUNTY OF COOK  
STATE OF ILLINOIS

James M. Derwinski  
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  
27 day of OCTOBER, 2022.

  
Notary Public



For Office Use Only

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

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

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



## NOTICE OF FILING OF REZONING APPLICATION

November 9, 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 November 16, 2022, the undersigned will file an application for a change in zoning from the RM-6 Residential Multi-Unit 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 1500 - 1508 E. 59th Street, 1501 - 1509 E. 59th Street, 1450 - 1458 E. 60th Street and 1451 - 1457 E. 60th Street (the "Property").

Metra proposes to renovate the 59th and 60th Street University of Chicago 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