



# City of Chicago



O2022-777

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map Nos. 18-D and 20-D at 1116 E 79th St and 1117 E 79th St - App 20970
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#20970  
INTRO DATE  
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 the M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map Nos. 18-D and 20-D in the area bounded by

A LINE 732.99 FEET NORTH OF EAST 79<sup>TH</sup> STREET AS MEASURED ALONG THE METRA RAIL WEST RIGHT OF WAY LINE AND PERPENDICULAR THERETO; THE EAST LINE OF THE METRA RAIL RIGHT OF WAY; A LINE 707.33 FEET SOUTH OF EAST 79<sup>TH</sup> STREET AS MEASURED ALONG THE METRA RAIL EAST RIGHT OF WAY LINE AND PERPENDICULAR THERETO; AND THE METRA RAIL WEST RIGHT OF WAY LINE.

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: 1116 E. 79th Street and 1117 E. 79th Street

#20970  
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:

1116 E. 79th Street and 1117 E. 79th Street

2. Ward Number that property is located in: 8th

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

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 M1-2 Proposed Zoning District T

10. Lot size in square feet (or dimensions) 160,436 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.

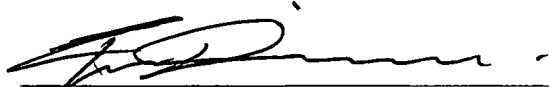
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
Metra proposes to renovate the 79th Street/Chatham Station on the 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?

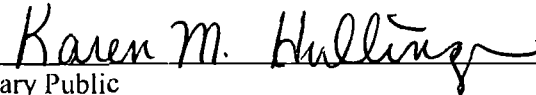
YES \_\_\_\_\_ NO  X

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.

  
\_\_\_\_\_  
Notary Public



For Office Use Only

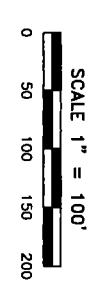
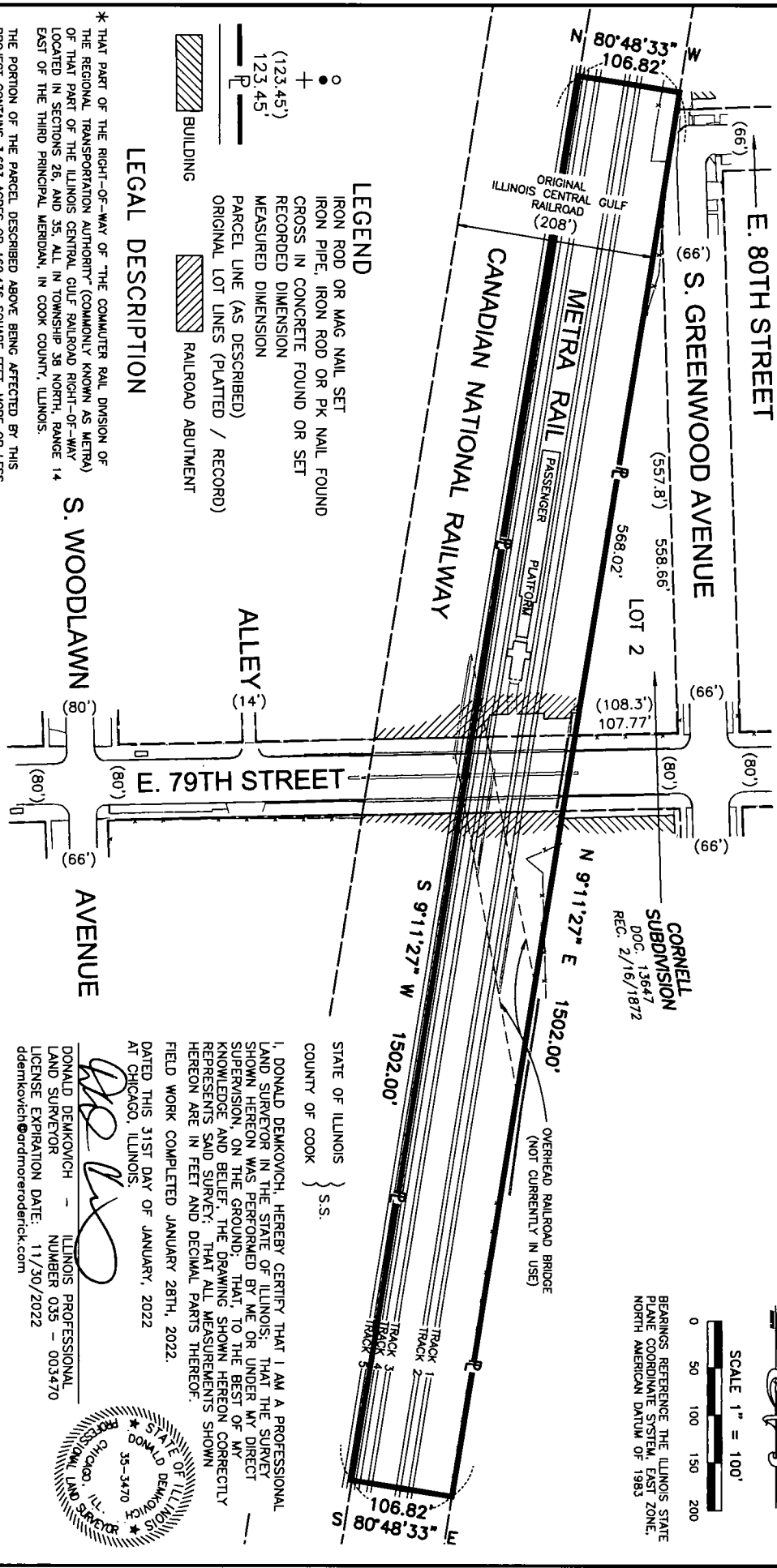
Date of Introduction: \_\_\_\_\_

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

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

BY COMMISSION EXPIRES 01/01/00  
NOTAR PUBLIC STATE OF FLORIDA  
DORIS M. BAKER  
OFFICIAL SEAL

# PLAT OF SURVEY



## LEGAL DESCRIPTION

- LEGEND**
- IRON ROD OR MAG NAIL SET
  - IRON PIPE, IRON ROD OR PK NAIL FOUND
  - + (123.45') CROSS IN CONCRETE FOUND OR SET
  - (123.45') RECORDED DIMENSION
  - MEASURED DIMENSION
  - PARCEL LINE (AS DESCRIBED)
  - ORIGINAL LOT LINES (PLATTED / RECORD)
  - ▨ BUILDING
  - ▨ RAILROAD ABUTMENT

\* 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 26, AND 35, ALL IN TOWNSHIP 38 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 3.683 ACRES OR 160,436 SQUARE FEET, MORE OR LESS.

PIN: 20-26-323-103-0000 AND 20-35-119-086-0000.

\* = TOTAL PROPERTY HOLDING NOT SURVEYED OR DEPICTED ON THIS PLAT.

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.

*NOTE: I have made no independent search of the records for easements, encroachments, 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.*

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.



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'
DESIGN FIRM REGISTRATION NO. 184.005441-0010	035.003470	DATE: 01/31/22
CLIENT: METRA 547 WEST JACKSON BOULEVARD CHICAGO, ILLINOIS 60661	CLIENT NO.	CAD./CALC.: DD
	A.R. NO. 20-067	

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 1116 E. 79th Street and 1117 E. 79th 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,

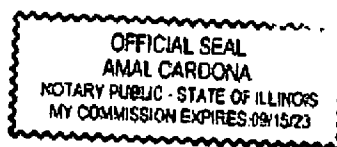


Carol D. Stubblefield

Subscribed and sworn to before me  
this 8<sup>th</sup> 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 M1-2 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 1116 E. 79th Street and 1117 E. 79th Street (the "Property").

Metra proposes to renovate the 79th Street/Chatham 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