



City of Chicago



O2022-773

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map Nos. 22-D, 24-D and 24-E at 801 E 95th St and 804 E 95th St - App No. 20966
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20966
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 M3-3 Heavy Industry District, M1-1 Limited Manufacturing/Business Park District and RM5 Residential Multi-Unit District symbols and indications as shown on Map Nos 22-D, 24-D, and 24-E in the area bounded by

EAST 95TH STREET; THE METRA RAIL WEST RIGHT-OF-WAY LINE; A LINE 172.19 FEET NORTHEAST OF EAST 95TH STREET AS MEASURED ALONG THE METRA RAIL WEST RIGHT-OF-WAY LINE AND PERPENDICULAR THERETO; THE METRA RAIL EAST RIGHT-OF-WAY LINE; A LINE 1205.82 FEET SOUTHWEST OF EAST 95TH STREET AS MEASURED ALONG THE METRA RAIL EAST RIGHT-OF-WAY LINE AND PERPENDICULAR THERETO; THE METRA RAIL WEST RIGHT-OF-WAY LINE; A NORTHERLY LINE FROM A POINT 515.16 FEET SOUTH OF THE INTERSECTION AT SOUTH COTTAGE GROVE AVENUE AND EAST 95TH STREET TO A POINT 125 FEET SOUTH OF THE INTERSECTION AT SOUTH COTTAGE GROVE AND EAST 95TH STREET; A LINE 125 FEET SOUTH OF PARALLEL TO EAST 95TH STREET; AND A LINE 20 FEET WEST OF AND PARALLEL TO SOUTH COTTAGE GROVE AVENUE WHERE NO STREET EXISTS,

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: 801 E. 95th Street and 804 E. 95th Street

#20966
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:

801 E. 95th Street and 804 E. 95th 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 RM-5, M1-1 and M3-3 Proposed Zoning District T

10. Lot size in square feet (or dimensions) 175,089 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 and construction of a future vendor building.

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)

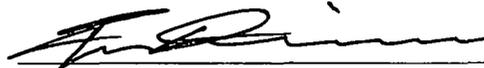
Metra proposes to renovate the 95th Street/CSU Station on the Metra Electric District line. The project will include renovation of the existing historic 95th Street viaduct; a new street level entrance at 95th Street; new stairs to platform; signage, sidewalks, landscaping, curb ramps, and bike racks; installation of a new platform with a new canopy along the entire length of the platform; 2 new headhouses with on-demand seasonal heaters; construction of a new track crossing; construction of a proposed 1-story accessory building to provide passenger amenities at the southeast corner of 95th Street and Cottage Grove Avenue; a tunnel entrance to the new CSU headhouse; and general landscaping and site improvements.

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

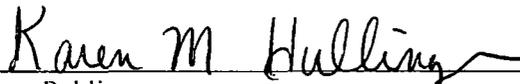
COUNTY OF COOK
STATE OF ILLINOIS

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: _____

OFFICIAL SEAL
WARREN M. HULLINGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/01/2025

PLAT OF SURVEY

LEGAL DESCRIPTION

* 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 2, 10, AND 11;

AND,
THE PREMISES LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF EAST 95TH STREET, AND LYING WEST OF THE WEST LINE OF THE AFORESAID RIGHT-OF-WAY OF THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY (COMMONLY KNOWN AS METRA);

AND,
THE EAST 20 FEET OF THE NORTH 175 FEET (EXCEPT THE NORTH 50 THEREOF TAKEN FOR EAST 95TH STREET) OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10;

ALL IN TOWNSHIP 37 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 4.019 ACRES OR 175,089 SQUARE FEET, MORE OR LESS.

PIN: 25-02-101-002-0000, 25-10-200-022-0000, 25-11-100-040-0000, 25-11-100-041-0000, AND 25-11-100-044-0000.

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

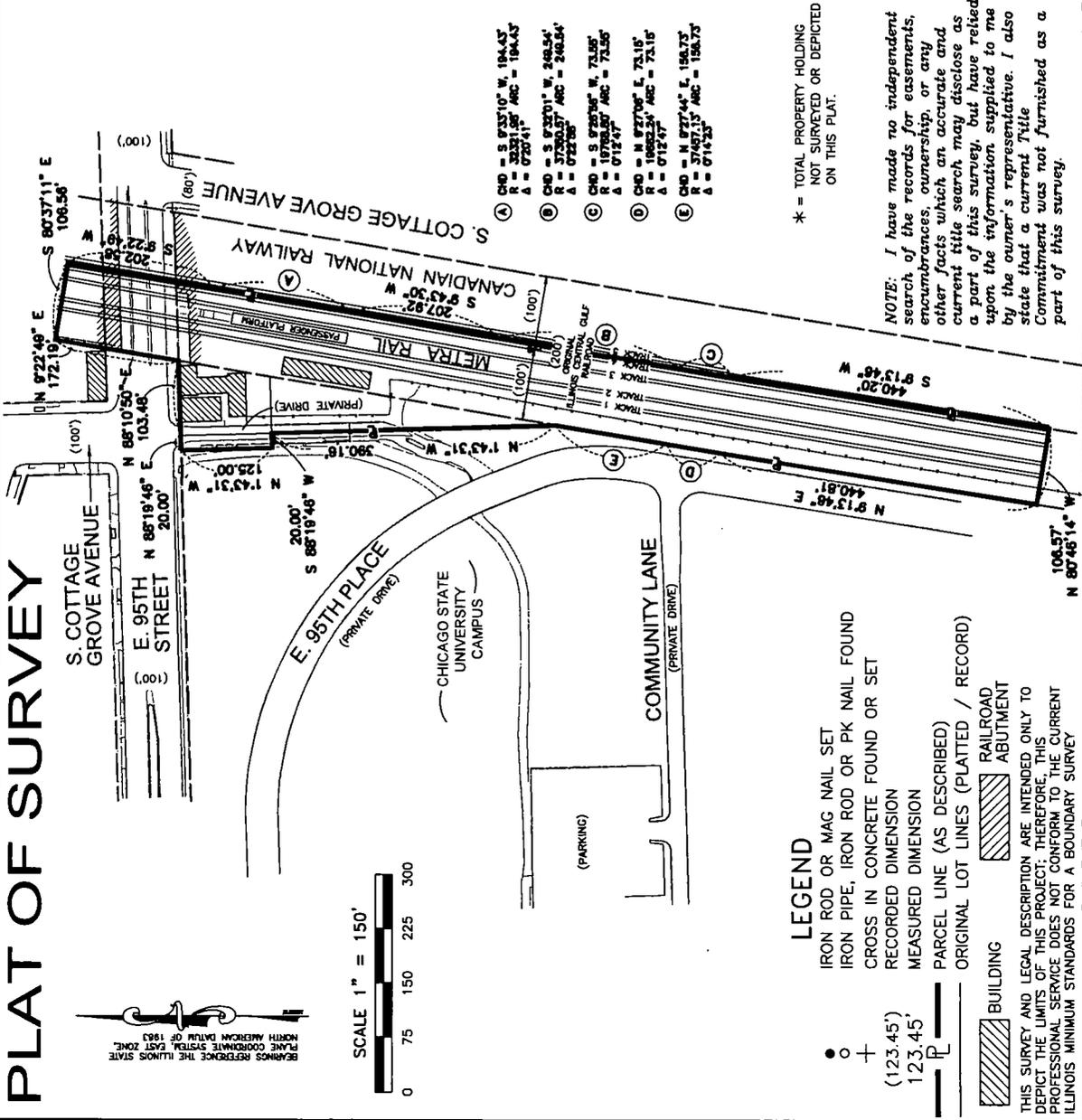
I, DONALD DEMKOVICH, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS; THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAWING SHOWN HEREON CORRECTLY REPRESENTS SAID SURVEY; THAT ALL MEASUREMENTS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

FIELD WORK COMPLETED DECEMBER 1ST, 2021.
DATED THIS 7TH DAY OF FEBRUARY, 2022
AT CHICAGO, ILLINOIS.



[Signature]
DONALD DEMKOVICH - ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRATION DATE: 11/30/2022
ddemkovich@ardmoreoderick.com

SCALE: 1" = 150'
DATE: 2/7/22
CAD: DD/CALC: DD
CLIENT NO.
A.R. NO. 20-067
DESIGN FIRM REGISTRATION NO. 184.005441-0010 035.003470
CLIENT: METRA 547 WEST JACKSON BOULEVARD CHICAGO, ILLINOIS 60661



- ① CHD = S 83°37'11" W, 108.56'
R = 3231.56' ARC = 184.43'
A = 0°20'41"
- ② CHD = S 8°22'49" E, 172.19'
R = 85°10'50" E, 103.48'
R = 88°19'46" E, 20.00'
- ③ CHD = S 9°23'01" W, 248.34'
R = 3720.57' ARC = 248.54'
A = 0°22'56"
- ④ CHD = S 9°20'56" W, 73.05'
R = 19788.87' ARC = 73.56'
A = 0°12'47"
- ⑤ CHD = N 87°7'08" E, 73.18'
R = 18882.34' ARC = 73.16'
A = 0°12'47"
- ⑥ CHD = N 87°7'44" E, 188.73'
R = 37487.17' ARC = 188.75'
A = 0°14'33"

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

I have made no independent search of the records for easements, encumbrances, 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.



SCALE 1" = 150'

BEARINGS REFERENCED TO THE ILLINOIS STATE NORTH AMERICAN DATUM OF 1983
THE STATE COORDINATE SYSTEM, 1983

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 801 E. 95th Street and 804 E. 95th 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.

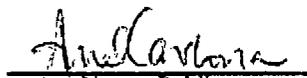
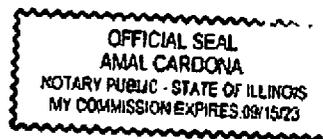
The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located 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 8th 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 M3-3 Heavy Industry District, M1-1 Limited Manufacturing/Business Park District and RM5 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 801 E. 95th Street and 804 E. 95th Street (the "Property").

Metra proposes to renovate the 95th Street/CSU Station on the Metra Electric District line. The project will include renovation of the existing historic 95th Street viaduct; a new street level entrance at 95th Street; new stairs to platform; signage, sidewalks, landscaping, curb ramps, and bike racks; installation of a new platform with a new canopy along the entire length of the platform; 2 new headhouses with on-demand seasonal heaters; construction of a new track crossing; construction of a proposed 1-story accessory building to provide passenger amenities at the southeast corner of 95th Street and Cottage Grove Avenue; a tunnel entrance to the new CSU headhouse; and general landscaping and site improvements.

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