



City of Chicago



O2022-774

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map Nos. 26-E and 28-E at 469 E 111th St and 470 E 111th St - App No. 20967
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#20967
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 and M3-3 Heavy Industry District symbols and indications as shown on Map Numbers 26-E, and 28-E in the area bounded by

BEGINNING AT A POINT 521.94 FEET NORTHEAST OF EAST 111TH STREET AS MEASURED AT THE EAST RIGHT OF WAY LINE OF THE ALLEY NEXT EAST OF SOUTH EBERHART AVENUE OR THE LINE THEREOF IF EXTENDED WHERE NO ALLEY EXISTS; TO A POINT 679.97 FEET NORTHEAST OF EAST 111TH STREET AS MEASURED AT THE METRA RAIL EAST RIGHT OF WAY LINE, RUNNING SOUTH WEST TO A POINT 776.42 FEET SOUTHWEST OF THE SOUTH LINE OF EAST 111TH STREET; AND PERPENDICULAR THERETO; A LINE 440.03 FEET SOUTH OF AND PARALLEL TO EAST 111TH PLACE; THE ALLEY NEXT EAST OF AND PARALLEL TO SOUTH VERNON AVENUE; A LINE 150.01 FEET SOUTH OF AND PARALLEL TO EAST 111TH PLACE; THE METRA RAIL WEST RIGHT OF WAY LINE; THE NORTH RIGHT OF WAY LINE OF EAST 111TH STREET; AND A LINE FROM A POINT AT THE NORTH RIGHT OF WAY LINE OF EAST 111TH STREET AND 25.43 FEET WEST OF THE METRA RAIL WEST RIGHT OF WAY RUNNING NORTHEAST ALONG THE ALLEY NEXT EAST OF THE SOUTH EBERHART AVENUE OR THE LINE THEREOF IF EXTENDED WHERE NO ALLEY EXISTS TO THE POINT OF BEGINNING,

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: 469 E. 111th Street and 470 E. 111th Street

#20967
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:
469 E. 111th Street and 470 E. 111th Street

2. Ward Number that property is located in: 9th

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 and M3-3 Proposed Zoning District T

10. Lot size in square feet (or dimensions) 177,915 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 111th Street/Pullman 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?

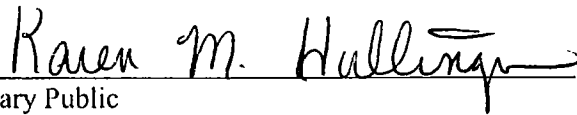
YES _____ NO X

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

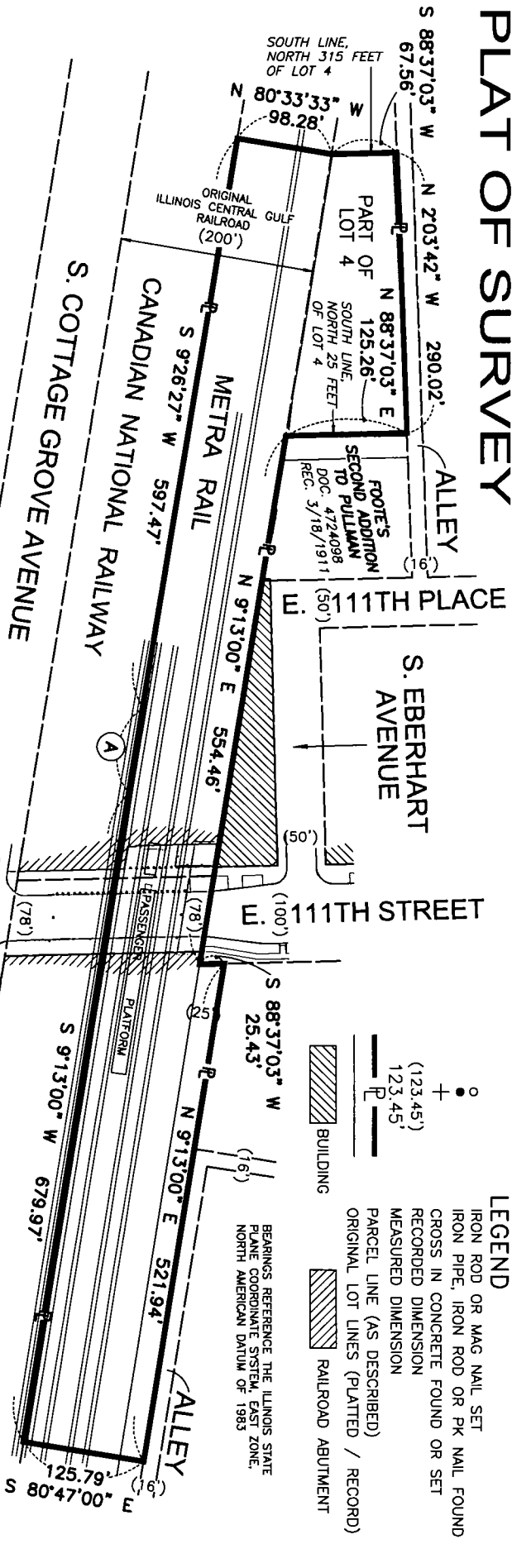
Date of Introduction: _____

File Number: _____

Ward: _____

OFFICIAL SEAL
STATE OF ILLINOIS
COMMISSIONER OF PUBLIC SAFETY
MY COMMISSION EXPIRES: 01/01/2025

PLAT OF SURVEY



LEGAL DESCRIPTION

* THAT PART OF THE RIGHT-OF-WAY OF THE COMPUTER 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 15, AND 22.

AND.

* THE NORTH 315 FEET OF LOT 4 EXCEPT THE NORTH 25 FEET THEREOF IN FOOTER'S SECOND ADDITION TO PULLMAN, BEING A SUBDIVISION OF BLOCK 1 (EXCEPT THE WEST 332 FEET AND THE NORTH 295 FEET OF THE EAST 280 FEET OF THE WEST 612 FEET THEREOF) IN PULLMAN PARK ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST OF FRACTIONAL SECTION 22 AND THAT PART OF THE NORTHEAST QUARTER OF SAID SECTION, LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY.

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 4.084 ACRES OR 177,915 SQUARE FEET, MORE OR LESS.

PIN: 25-15-413-089-0000, 25-22-203-037-0000, AND 25-22-203-039-0000.

* = 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.

LEGEND

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

BEARINGS REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983

① CHD = S 9°19'43" W, 80.70'
R = 22825.00' ARC = 88.70'
A = 0°13'27"

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.

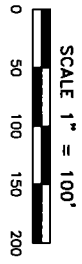
FIELD WORK COMPLETED JANUARY 28TH, 2022.

DATED THIS 31ST DAY OF JANUARY, 2022
AT CHICAGO, ILLINOIS.

(Signature)
DONALD DEMKOVICH - ILLINOIS PROFESSIONAL
LAND SURVEYOR NUMBER 035 - 003470
LICENSE EXPIRATION DATE: 11/30/2022
ddemkovich@ardmoreroderick.com



NOTE: 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.



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	CAD: DD/CALC: DD
CLIENT: METRA 547 WEST JACKSON BOULEVARD CHICAGO, ILLINOIS 60661	CLIENT NO.	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 469 E. 111th Street and 470 E. 111th 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,

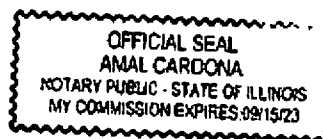


Carol D. Stubblefield

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 M1-2 Limited Manufacturing/Business Park District and M3-3 Heavy Industry 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 469 E. 111th Street and 470 E. 111th Street (the "Property").

Metra proposes to renovate the 111th Street/Pullman 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