



# City of Chicago



O2022-1326

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/23/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 28-H at 1956 and 1957 W 115th St - App No. 21031
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#21031  
INTRO date  
May 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 RS-3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District symbols and indications as shown on Map No. 28-H in the area bounded by

BEGINNING ALONG THE NORTH RIGHT-OF-WAY OF WEST EDMAIRE STREET EXTENDED; THE EAST RIGHT-OF-WAY OF THE METRA RAIL LINE; A LINE 1,630.85 FEET SOUTHWEST OF AND PARALLEL TO WEST EDMAIRE STREET EXTENDED AS MEASURED ALONG THE METRA RAIL EAST RIGHT-OF-WAY LINE AND PERPENDICULAR THERETO; AND THE WEST RIGHT-OF-WAY OF THE METRA RAIL LINE RUNNING NORTHEAST 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 of Property: 1956 and 1957 W. 115th Street

#21031  
Intro Date  
May 23, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1956 and 1957 W. 115th St.

2. Ward Number that property is located in: 34th

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 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? 1980

8. Has the present owner previously rezoned this property? If yes, when?  
No.

9. Present Zoning District RS-3 and B3-1 Proposed Zoning District T

10. Lot size in square feet (or dimensions) 163,085 sq. ft.

11. Current Use of the property Transportation - Commuter Rail Train Station

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 115th Street/Pullman Station on the Metra Electric District line. The proposed project will include new platform reconstruction with lighting and security cameras; paybox with shelter; and various site improvements that may include signage, sidewalk replacement, curb ramps, bike racks and renovation of the off-site parking along Hale Avenue.

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

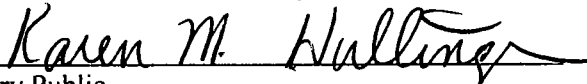
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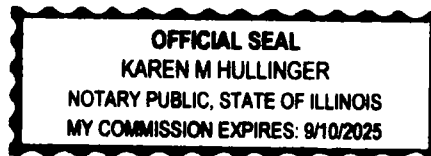
COUNTY OF COOK  
STATE OF ILLINOIS

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  
11 day of MAY, 2022.

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



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**For Office Use Only**

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

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

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

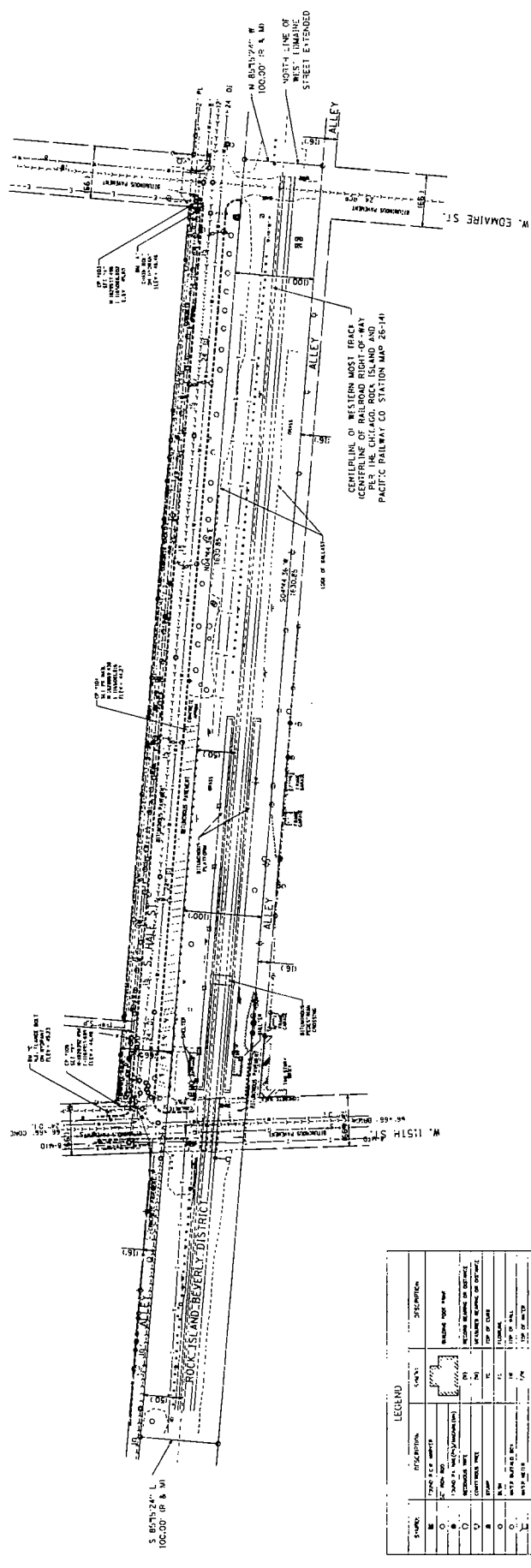
**PLAT OF SURVEY**  
 FOR  
 11514 STREET, BEVERLY DISTRICT;  
 ROCK ISLAND, BEVERLY DISTRICT;  
 METRA STATION  
 CHICAGO, ILL.

LEGAL DESCRIPTIONS

PART OF THE ROCK ISLAND BEVERLY DISTRICT RIGHT OF WAY LOCATED IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SAID PARCELS CONTAINING, INSIDES SQUARE FEET OR 7.14 ACRES, MORE OR LESS.

- OWNER'S NOTES**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
  2. DIMENSIONS ARE TO BE TAKEN FROM THE CORNER POINTS UNLESS OTHERWISE NOTED.
  3. CORNER POINTS SHALL BE MARKED WITH IRON PIPES OR IRON NAILS.
  4. DIMENSIONS SHALL BE TAKEN FROM SCALED MEASUREMENTS.
  5. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF THE ROAD.
  6. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF THE ROAD.
  7. LEGAL DESCRIPTION SHALL BE TAKEN FROM THE SURVEY TO CORNER.
  8. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF THE ROAD.



**LEGEND**

SYMBOL	DESCRIPTION	REMARKS
(Symbol)	EXISTING BUILDING	
(Symbol)	PROPOSED BUILDING	
(Symbol)	EXISTING DRIVE	
(Symbol)	PROPOSED DRIVE	
(Symbol)	EXISTING ALLEY	
(Symbol)	PROPOSED ALLEY	
(Symbol)	EXISTING CURB	
(Symbol)	PROPOSED CURB	
(Symbol)	EXISTING SIDEWALK	
(Symbol)	PROPOSED SIDEWALK	
(Symbol)	EXISTING UTILITY	
(Symbol)	PROPOSED UTILITY	
(Symbol)	EXISTING FENCE	
(Symbol)	PROPOSED FENCE	
(Symbol)	EXISTING EASEMENT	
(Symbol)	PROPOSED EASEMENT	
(Symbol)	EXISTING RIGHT OF WAY	
(Symbol)	PROPOSED RIGHT OF WAY	
(Symbol)	EXISTING CORNER	
(Symbol)	PROPOSED CORNER	
(Symbol)	EXISTING SURVEY	
(Symbol)	PROPOSED SURVEY	

STATE OF ILLINOIS  
 COUNTY OF COOK  
 I, **Wm. J. P. J.**  
 PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ILLINOIS.  
 GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF FEBRUARY, 2022 IN CHICAGO, ILLINOIS.



**PLAT OF SURVEY**

LOCATION: 11514 STREET, BEVERLY DISTRICT, ROCK ISLAND BEVERLY DISTRICT, CHICAGO, ILLINOIS

DATE: 2.03.2022

SCALE: 1" = 60' (AS SHOWN)

PROJECT NO: G-301

DATE: 2.03.2022

BY: W. J. P. J.

FOR: LEGAT ARCHITECTS

11514 STREET, BEVERLY DISTRICT, ROCK ISLAND BEVERLY DISTRICT, CHICAGO, ILLINOIS

LEGAT ARCHITECTS  
 11514 STREET, BEVERLY DISTRICT, ROCK ISLAND BEVERLY DISTRICT, CHICAGO, ILLINOIS

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LEGAT ARCHITECTS  
 11514 STREET, BEVERLY DISTRICT, ROCK ISLAND BEVERLY DISTRICT, CHICAGO, ILLINOIS

May 17, 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 1956 and 1957 E. 115<sup>th</sup> 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 May 23, 2022.

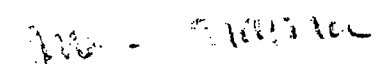
The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located 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,

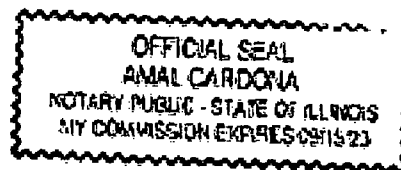


Carol D. Stubblefield

Subscribed and sworn to before me  
this 10th day of May, 2022.



Notary Public



## NOTICE OF FILING OF REZONING APPLICATION

May 17, 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 May 23, 2022, the undersigned will file an application for a change in zoning from RS-3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping 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 1956 and 1957 W. 115th Street (the "Property").

Metra proposes to renovate the 115th Street/Pullman Station on the Metra Electric District line. The proposed project will include new platform reconstruction with lighting and security cameras; paybox with shelter; and various site improvements that may include signage, sidewalk replacement, curb ramps, bike racks and renovation of the off-site parking along Hale Avenue.

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