

## Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

## Legislation Details (With Text)

File #: 02022-1326

Type: Ordinance Status: Passed

File created: 5/23/2022 In control: City Council

**Final action:** 6/22/2022

Title: Zoning Reclassification Map No. 28-H at 1956 and 1957 W 115th St - App No. 21031

Sponsors: Misc. Transmittal Indexes: Map No. 28-H

Attachments: 1. O2022-1326.pdf

Date	Ver.	Action By	Action	Result
6/22/2022	1	City Council	Passed	Pass
6/21/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/23/2022	1	City Council	Referred	

## **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.

File #: O2022-1326, Version: 1

Common Address of Property: 1956 and 1957 W. 115th Street

### CITY OF CHICAGO

 $M^J/^\prime/ZOVL$ -

# APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone: 1956 and

1957 W. 115th St.

34th

Ward Number that property is located irt:

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

£MAILkpardonnet@metrarr.com <mailto:MAILkpardonnet@metrarr.com > CONTACT PERSON Keith

Keith Pardonnet

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

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

~ 20 S. Clark St., Ste. 2050

**ADDRESS** 

CITY Chicago STATE IL

ZIP CODE 60603

PHONE (312)641-7144 FAX (312)628-7071 EMAIL cstubblefield@nealandleroy-com

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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?							
	,							
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 ^_ • • , , 163,085 sq. ft.							
	10. Lot size in square feet (or dimensions)							
11.	Current Use of the property Transportation - Commuter Rail Train Station							
, - 12.	D j- • Applicant seeks to rezone the property to allow renovation  Reason tor rezoning the property  v v i							
	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							
1	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, rnrh ramps, hike racks and rpnnvation of thp riff-sire parking along Hale Avenue.							
14.	The Affordable Requrements Ordinance (ARO) requires on-site affordable housing units and/or							

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

<a href="http://www.cityofchicago.org/ARO">http://www.cityofchicago.org/ARO</a> for more infonnation). Is this project subject to the ARO?

YES NO

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COUNTY ILLINOIS	OF	СООК	STATE	OF			
James M. Der CEO/Executive statements and the sta	Director , bei	ing first duly sworn on oath, st documents submitted herewith					
		Signature of Applicant					
Notary Public  Subscribed and Sword  // dayof	n to before me this IftBs						
•v Public *							
KAREN M HULLING	GER NOTARY PUBLIC. ST	OFFICIAL SEAL ATE OF ILLINOIS MY COMMISS	SION EXPIRES: 9/10/2025				
		For Office Use	e Only				
Date of Introduction:							
File Number:							
Ward:							

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May 17, 2022

Thomas M. Tunney<sup>^</sup> 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 J957 E. 115 lh 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

File #: O2022-1326, Version: 1

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.

Carol D. Stubblefield, Neal & Leroy, LLC

Very truly yours,