



Office of the City Clerk

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

Legislation Text

File #: O2022-773, Version: 1

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

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO
ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone: 801 E. 95th Street and
804 E. 95th Street

8th

Ward Number that property is located in:

a DDi ir* a MT Metra Commuter Rail Division of the Regional Transportation ADDRESS 547 W.
Jackson Blvd. Chicago

STATE IL ZIP CODE 60661 PHONE 312_322_6707

EMAIL DQortiz@METRARR.COM CONTACT PERSON Deanna ortiz

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-

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.

	RM-5, MI-1 and M3-3	
9. Present Zoning District	-	Proposed Zoning District

175 089 sa ft

Lot size in square feet (ordimensions)^ ' H'

11. Current Use of the property Transportation

12. Reason for rezoning the property Applicant seeks to rezone the property to allow renovation

12. 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; 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.

T4. 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, for existing Planned Developments, increases the number of units (see attached fact sheet or visit

www.cityofchicago.org/ARO <http://www.cityofchicago.org/ARO> for more information). Is this project subject to the ARO?

YES

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 2 day of WVVILfJU, 2(j^2_

m m m OFFICIAL SEAL >

Notary Public

KAREN MHULLINGER > NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 9/10/2025

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For Office Use Only

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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,

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.

Carol D. Stubblefield, Neal & Leroy, LLC

Very truly yours,