



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2022-774  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 3/23/2022              **In control:** City Council  
   **Final action:** 4/27/2022

**Title:** Zoning Reclassification Map Nos. 26-E and 28-E at 469 E 111th St and 470 E 111th St - App No. 20967

**Sponsors:** Misc. Transmittal

**Indexes:** Map No. 26-E, Map No. 28-E

**Attachments:** 1. O2022-774.pdf

Date	Ver.	Action By	Action	Result
4/27/2022	1	City Council	Passed	Pass
4/26/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/23/2022	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 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 111<sup>TH</sup> 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 111<sup>TH</sup> 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 111<sup>TH</sup> STREET; AND PERPENDICULAR THERETO; A LINE 440.03 FEET SOUTH OF AND PARALLEL TO EAST 111<sup>TH</sup> PLACE; THE ALLEY NEXT EAST OF AND PARALLEL TO SOUTH VERNON AVENUE; A LINE 150.01 FEET SOUTH OF AND PARALLEL TO EAST 111<sup>TH</sup> PLACE; THE METRA RAIL WEST RIGHT OF WAY LINE; THE NORTH RIGHT OF WAY LINE OF EAST 111<sup>TH</sup> STREET; AND A LINE FROM A POINT AT THE NORTH RIGHT OF WAY LINE OF EAST 111<sup>TH</sup> 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. 111<sup>th</sup> Street and 470 E. Ill Street

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE .CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone: 469 E. 111th Street and 470 E. 111th Street

9th

Ward Number that property is located in:

APPLICANT Metra Commuter Rail Division of the Regional Transportation

ADDRESS 547 Jackson Blvd. CITY Chicago  
STATE IL ZIP CODE 60661 PHONE 312-322-6707

EMAILDOrtiz@METRARR.COM <mailto:EMAILDOrtiz@METRARR.COM> CONTACT PERSON Deanna Ortiz

Is the applicant the owner of the property? YES  NO   
If the applicant is not the owner pf the property, please provide the following information regarding the owner and attach wfiltenauthorization 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-

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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

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- 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.

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9. Present Zoning District

Proposed Zoning; District

177,915 sq.ft.

10. Lot size in square feet (or dimensions).

11. Current Use of the property Transportation

*Applicant seeks to rezone the property to allow renovation*

12. Reason for rezoning the property \*^

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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; hpaHhnnsp rpplarpmpnt with nn-Hpmand hpatpd 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](http://www.cityofchicago.org/ARO) <<http://www.cityofchicago.org/ARO>> for more information). Is this project subject to the ARO?

YES

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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.

22, 20

Subscribed and Sworn to before me this 3 day of ViMWAM

Notary Public

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OFFICIAL SEAL

KAREN M HULLINGER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 8/10/2025

Date of Introduction:

File Number:

Ward:

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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 469 E. 111<sup>th</sup> Street and 470 E. 111<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 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 ££cay of March 2022

Notary Public

OFFICIAL SEAL AMALCAROONA

**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. 111<sup>th</sup> Street and 470 E. 111<sup>th</sup> 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.**

Carol D. Stubblefield, Neal & Leroy, LLC

Very truly yours,