



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2022-775
Type: Ordinance
File created: 3/23/2022
Status: Passed
In control: City Council
Final action: 4/27/2022
Title: Zoning Reclassification Map Nos. 24-E and 26-E at 637 E 103rd St and 638 E 103rd St - App No. 20968
Sponsors: Misc. Transmittal
Indexes: Map No. 24-E, Map No. 26-E
Attachments: 1. O2022-775.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 RS3 Single-Unit Detached House District, B3-2 Community Shopping District, and M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Nos 24-E, and 26-E in the area bounded by

A LINE 185.99 FEET NORTH OF EAST 1 03rd STREET AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF SOUTH DAUPHIN AVENUE AND PERPENDICULAR THERETO; THE EAST RIGHT OF WAY OF THE METRA RAIL LINE AS MEASURED A LINE 100 FEET WEST OF SOUTH COTTAGE GROVE; A LINE 766.41 FEET SOUTHWEST OF EAST 103rd STREET AS MEASURED ALONG THE METRA RAIL EAST RIGHT OF WAY LINE AND PERPENDICULAR THERETO; AND SOUTH DAUPHIN AVENUE RUNNING NORTH 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: 637 E. 103rd Street and 638 E. 103rd Street

C I T Y OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO
ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone:

637 E. 103rd Street and 638 E. 103rd 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

EMAIL DOrtiz@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

S.TATE 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

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 M1-1.B3-2 and RS-3 T Proposed Zoning District
102,293 sq. ft.

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

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 103rd Street/Rosemoor 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

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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

Notary Public

Subscribed and Sworn to before me this

13 day of April, 2022.

j Pnhlif.

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OFFICIAL SEAL

KAREN M HULLINGER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 9/10/2025

Date of Introduction: File Number:

Ward:

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 637 E. 103rd Street and 638 E. 103rd 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 RS3 Single-Unit Detached House District, B3-2 Community Shopping District, and M1-1 Limited Manufacturing/Business Park 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 637 E. 103rd Street and 638 E. 103rd Street (the "Property").

Metra proposes to renovate the 103rd Street/Rosemoor 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,