



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2022-1326
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.

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

CITY OF CHICAGO

M^J/ ^/ '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 in:

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

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. 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, ramp ramps, bike racks and renovation of the off-street 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

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

Notary Public

Subscribed and Sworn to before me this
// day of IftBs

•v Public *

OFFICIAL SEAL

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

For Office Use Only

Date of Introduction:

File Number:

Ward:

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 J957 E. 115th 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.

Carol D. Stubblefield, Neal & Leroy, LLC

Very truly yours,