



City of Chicago



F2019-134

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/20/2019
Sponsor(s):	Misc. Transmittal
Type:	Communication
Title:	Expression of opposition to proposed zoning reclassification and development for property at 2602-2638 N Emmett St, App No. 19993 (O2019-2659)
Committee(s) Assignment:	

November 18, 2019

Hon. Thomas Tunney
Chairman, City of Chicago
Committee on Zoning, Landmarks and Building Standards
121 North LaSalle Street, Room 304
Chicago, IL 60602
RE: Deferred Agenda #105 Ordinance O2019-2659
Zoning Reclassification Map No. 7-J at 2602-2638 N Emmett St - App No. 19993

OFFICE OF THE
CITY CLERK

2019 NOV 18 PM 2:52

RECEIVED
#105

Dear Alderman Tunney and Committee Members:

I am writing to respectfully request that all Committee discussion, consideration and action on the above referenced matter (the "Proposed Development") continue to be deferred until such time that the Public Hearing required by Sections 17-13-0306 and 17-13-0606 of the Zoning Ordinance is held pursuant to due notice, as provided in Section 17-13-0107 of the Zoning Ordinance. A public hearing is required for both the proposed zoning reclassification and the proposed planned development.

I have standing to make this request and to participate in such hearing, as I am an owner and taxpayer of record of property located within 250 feet of the property that is the subject of the Proposed Development (the "Subject Property"). This property is a single family home located at 2625 N. Emmett Street. My husband Jacob Huebert and myself are the owners and taxpayers of record of that property.

We received notice of the intent to file the application, as well as notice of the Plan Commission Hearing, which I attended. To date, we have not received mailed notice of the required hearing before your Committee, no notice has been posted on either the Kedzie Avenue or the Emmett Street frontage of the Subject Property, and I have not seen any notice published in a newspaper in general circulation in the City.

The Proposed Development is worthy of a careful, deliberative process. It proposes a significant, 7-story building that will permanently change the residential character of Emmett Street, dwarf the buildings in the immediate vicinity, and permanently alter the views of the historic Illinois Centennial Monument and Logan Square, which are part of the Boulevard Historic District. In addition, the currently proposed building design and materials are incompatible with the historic brick and stone construction that characterizes the entire area.

I therefore respectfully request that this matter continue to be deferred pending the required hearing.

Respectfully submitted,

Allison Huebert

cc: Members of the Committee on
Zoning, Landmarks and Building Standards
Steven D. Friedland, Esq.

Katherine S. Janega
2644 N. Troy Street
Chicago, IL 60647-1649
PHONE: 847.736-3198
E-MAIL: katherine.janega@gmail.com

November 18, 2019

Hon. Thomas Tunney
Chairman, City of Chicago
Committee on Zoning, Landmarks and Building Standards
121 North LaSalle Street, Room 304
Chicago, IL 60602

**RE: Deferred Agenda #105 Ordinance O2019-2659
Zoning Reclassification Map No. 7-J at 2602-2638 N Emmett St - App No. 19993**

Dear Alderman Tunney and Committee Members:

I am writing to respectfully request that all Committee discussion, consideration and action on the above referenced matter (the "Proposed Development") continue to be deferred until such time that the Public Hearing required by Sections 17-13-0306 and 17-13-0606 of the Zoning Ordinance is held pursuant to due notice, as provided in Section 17-13-0107 of the Zoning Ordinance. A public hearing is required for both the proposed zoning reclassification and the proposed planned development.

I have standing to make this request and to participate in such hearing, as I am an owner and taxpayer of record of property located within 250 feet of the property that is the subject of the Propose Development (the "Subject Property"). I reside in the two-flat residence located on the property commonly known as 2644 N. Troy Street, along with my husband, Gerald M. Keenan, and our son and daughter-in-law, Matthew R. Keenan and Alison M. Adams. The four of us are the owners and taxpayers of record of that property.

We received notice of the intent to file the application, as well as notice of the Plan Commission Hearing, which I attended. To date, we have not received mailed notice of the required hearing before your Committee, no notice has been posted on either the Kedzie Avenue or the Emmett Street frontage of the Subject Property, and I have not seen any notice published in a newspaper in general circulation in the City.

The Proposed Development is worthy of a careful, deliberative process. It proposes a significant, 7-story building that will permanently change the residential character of Emmett Street, dwarf the buildings in the immediate vicinity, and permanently alter the views of the historic Illinois Centennial Monument and Logan Square, which are part of the Boulevard Historic District. In addition, the proposed building design and materials are incompatible with the historic brick and stone construction that characterizes the entire area.

I therefore respectfully request that this matter continue to be deferred pending the required hearing.

Respectfully submitted,

Katherine S. Janega

cc: Members of the Committee on
Zoning, Landmarks and Building Standards
Steven D. Friedland, Esq.

November 18, 2019

Hon. Thomas Tunney
Chairman, City of Chicago
Committee on Zoning, Landmarks and Building Standards
121 North LaSalle Street, Room 304
Chicago, IL 60602

RE: Deferred Agenda #105 Ordinance O2019-2659
Zoning Reclassification Map No. 7-J at 2602-2638 N Emmett St - App No. 19993

Dear Alderman Tunney and Committee Members:

I am submitting written protests to zoning application notices, pursuant section 17-13-0307 of the City of Chicago Zoning Ordinance, originals to be furnished upon request.

Respectfully submitted,

Nicholas Katsafados

cc: Members of the Committee on
 Zoning, Landmarks and Building Standards
 Steven D. Friedland, Esq.

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

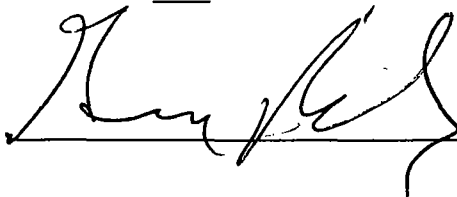
Street address: **2633 N. Emmett Street, Chicago, Illinois**

P.I.N.: **13-26-407-013-0000**

Name(s) of Owner(s) of Record: **Gregory Riley**

My/our property:

- ☒ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of **37.5** feet.
- ☐ immediately touches the perimeter of the subject property of the zoning application for a distance of ____ feet.

Signed:  Date: 10-14-19

Acknowledgment

State of Illinois)
County of Cook)

This instrument was acknowledged before me on 10/14/19 (date) by
Gregory Riley (name of person).

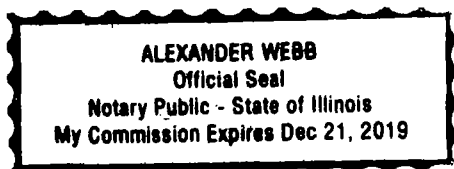
(seal)

Signature of notary public:



My commission expires:

12/21/19



WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: 2635 N. Emmett Street, Chicago, Illinois

P.I.N.: 13-26-407-012-0000

Name(s) of Owner(s) of Record: Rathfarnham Inc.

My/our property:

- ☐ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of 31 feet.
- ☐ immediately touches the perimeter of the subject property of the zoning application for a distance of ___ feet.

Signed: *Michael O'Dwyer*

Date: 14-OCT 2019

PRESIDENT

Acknowledgment

State of Illinois)
County of Cook)

This instrument was acknowledged before me on 10/14/19 (date) by

MICHAEL O'DWYER (name of person) as PRESIDENT (type of authority,

e.g., officer, trustee, etc.) of RATHFARNHAM INC. (name of party on behalf of

whom instrument was executed).

(seal)

Signature of notary public: *Ce*

My commission expires: 12/21/19

ALEXANDER WEBB
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 21, 2019

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: 2705 N. Kedzie Avenue, Chicago, Illinois

P.I.N.: 13-25-300-018-0000

Name(s) of Owner(s) of Record: Rick Tham

My/our property:

- ☒ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of 30 feet.
- ☐ immediately touches the perimeter of the subject property of the zoning application for a distance of ____ feet.

Signed: _____

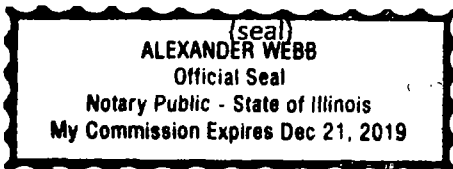
Date: _____

Acknowledgment

State of Illinois)
County of Cook)

This instrument was acknowledged before me on ~~Rick Tham~~ 9/6/19 (date) by

RICK THAM (name of person).



Signature of notary public: _____

My commission expires: _____

12/21/19

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: 3150 W. Schubert Avenue, Chicago, Illinois
P.I.N.: 13-25-300-019-0000
Name(s) of Owner(s) of Record: Jens Shroyer and Kara Shroyer

My/our property:

☒ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of 30 feet.

☒ immediately touches the perimeter of the subject property of the zoning application for a distance of ___ feet.

Signed: _____ Date: 7/11/2019

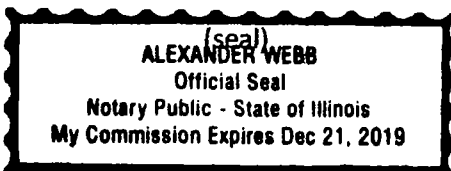
Jens Shroyer Date: 7/11/2019

Acknowledgment

State of Illinois)
County of Cook)

This instrument was acknowledged before me on July 11, 2019 (date) by

Jens Shroyer (name of person) and Kara Shroyer (name of person).



Signature of notary public: _____

My commission expires: _____

12/21/2019

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: 2647 N. Kedzie Avenue, Unit 2, Chicago, Illinois

P.I.N.: 13-25-308-021-1002

Name(s) of Owner(s) of Record: Robert Rosado

My/our property:

☒ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of 25 feet.

☐ immediately touches the perimeter of the subject property of the zoning application for a distance of ____ feet.

Signed: _____

Date: _____

7-2-19

Acknowledgment

State of Illinois)

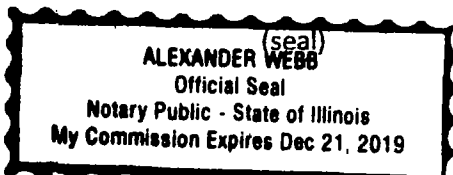
County of Cook)

This instrument was acknowledged before me on July 2nd, 2019 (date) by

ROBERT ROSADO (name of person) as OWNER (type of authority,

e.g., officer, trustee, etc.) of AZUCAR (name of party on behalf of

whom instrument was executed).



Signature of notary public: _____

My commission expires: _____

12/21/19

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: 2715-2721 N. Sawyer; 2642-2644 N. Emmett, Chicago, Illinois
P.I.N.: 13-26-408-044-1001
Name(s) of Owner(s) of Record: Sawyer/Emmett Condominium Association

My/our property:

- ☐ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of ____ feet.
- ☒ immediately touches the perimeter of the subject property of the zoning application for a distance of 125 feet.

Signed: [Signature] Date: 6/24/19

Acknowledgment

State of Illinois)
County of Cook)

This instrument was acknowledged before me on 6/24/19 (date) by
CHRISTOPHER KENNEDY (name of person) as PRESIDENT (type of authority,
e.g., officer, trustee, etc.) of SAWYER/EMMETT CONDO ASSOC (name of party on behalf of
whom instrument was executed).

(seal)

Signature of notary public: [Signature]

My commission expires: 12/21/19

ALEXANDER WEBB
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 21, 2019

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: 2629 N. Emmett Street, Chicago, Illinois

P.I.N.: 13-26-407-014-0000

Name(s) of Owner(s) of Record: The Joshua Drew Hutchison Living Trust,
The Sarah Kathryn Maxwell Living Trust

My/our property:

☒ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of 25 feet.

☐ immediately touches the perimeter of the subject property of the zoning application for a distance of ____ feet.

Signed: _____ Date: 6.24.19

Date: 6/24/19

Acknowledgment

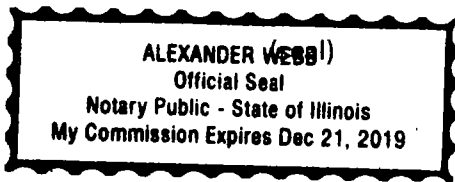
State of Illinois)
County of Cook)

This instrument was acknowledged before me on 6/24/19 (date) by

Joshua Drew Hutchison (name of person) as TRUSTEE (type of authority,

e.g., officer, trustee, etc.) of Joshua Drew Hutchison Living Trust (name of party on behalf of
Trust)

whom instrument was executed).



Signature of notary public:

CeCe

My commission expires:

12/21/19

State of Illinois)

County of Cook)

This instrument was acknowledged before me on 6/24/19 (date) by

SARAH KATHRYN MAXWELL (name of person) as TRUSTEE (type of authority,

e.g., officer, trustee, etc.) of SARAH KATHRYN MAXWELL LIVING (name of party on behalf of

TRUST

whom instrument was executed).

(seal)

Signature of notary public:

CeCe

My commission expires:

12/21/19

ALEXANDER WEBB
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 21, 2019

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: 2625 N. Emmett Street, Chicago, Illinois

P.I.N.: 13-26-407-015-0000

Name(s) of Owner(s) of Record: Jacob H. Huebert and Allison Huebert

My/our property:

- ☒ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of 25 feet.
- ☐ immediately touches the perimeter of the subject property of the zoning application for a distance of ____ feet.

Signed: [Signature] Date: 6-25-19
[Signature] Date: 6-25-19

Acknowledgment

State of Illinois)
County of Cook)

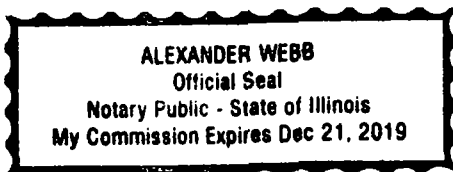
This instrument was acknowledged before me on 6/25/19 (date) by
JACOB HUEBERT (name of person) and ALLISON HUEBERT (name of
person).

(seal)

Signature of notary public:

My commission expires:

[Signature]
12/21/19



WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: **2643-2653 N. Milwaukee Avenue, Chicago, Illinois**

P.I.N.: **13-26-408-022-0000**

Name(s) of Owner(s) of Record: **2645 Milwaukee LLC**

My/our property:

- ☒ is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of 100 feet.
- ☐ immediately touches the perimeter of the subject property of the zoning application for a distance of 100 feet.

Signed: _____ Date: _____

Acknowledgment

State of Illinois)

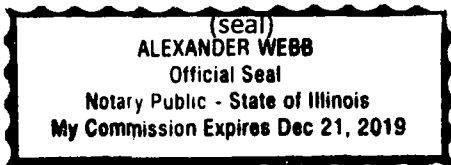
County of Cook)

This instrument was acknowledged before me on 6/24/19 (date) by

MARK FISHMAN (name of person) as MEMBER (type of authority,

e.g., officer, trustee, etc.) of 2645 MILWAUKEE LLC (name of party on behalf of

whom instrument was executed).



Signature of notary public:

My commission expires:

Ce
12/21/19

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: **2653 N. Milwaukee Avenue, Chicago, Illinois**

P.I.N.: **13-26-408-021-0000**

Name(s) of Owner(s) of Record: **2653 N. Milwaukee Trust**

My/our property:

is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of ____ feet.

immediately touches the perimeter of the subject property of the zoning application for a distance of 25 feet.

Signed: _____

Date: _____

10-15-19

Acknowledgment

State of Illinois)

County of Cook)

This instrument was acknowledged before me on 10/15/19 (date) by

Maria Prada (name of person) as Trustee (type of authority,

e.g., officer, trustee, etc.) of 2653 N. Milwaukee Trust (name of party on behalf of

whom instrument was executed).

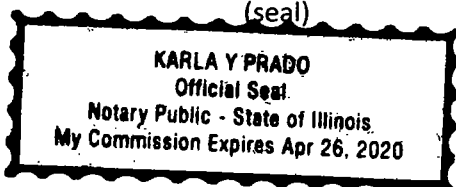
(seal)

Signature of notary public: _____

Karla Y. Prado

My commission expires: _____

April 26, 2020



WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: **2653 N. Kedzie Avenue, Chicago, Illinois**

P.I.N.: **13-25-308-002-0000**

Name(s) of Owner(s) of Record: 2653 N Kedzie Trust

My/our property:

is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of **30** feet.

immediately touches the perimeter of the subject property of the zoning application for a distance of feet

Signed: *[Signature]* Date: 10-15-19

Acknowledgment

State of Illinois)
County of Cook)

This instrument was acknowledged before me on 10/15/19 (date) by

Maria Prada (name of person) as Trustee (type of authority,

e.g., officer, trustee, etc.) of 2653 N. Kedzie Trust (name of party on behalf of

whom instrument was executed).

(seal)

Signature of notary public:

Karla Y. Prado

My commission expires:

April 26, 2020

KARLA Y PRADO

Official Seal

Notary Public - State of Illinois
My Commission Expires Apr 26, 2020

WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: **2639 N. Milwaukee Avenue, Chicago, Illinois**
P.I.N.: **13-26-408-023-0000**
Name(s) of Owner(s) of Record: **2639-41 N. Milwaukee LLC**

My/our property:

is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of ____ feet.

immediately touches the perimeter of the subject property of the zoning application for a distance of **50** feet.

Signed: *Elias Sanchez* Date: 10 8-19

Acknowledgment

State of Illinois)
County of Cook)

This instrument was acknowledged before me on October 8, 2019 (date) by

Elias Sanchez (name of person) as manager (type of authority,

e.g., officer, trustee, etc.) of 2639-2641 N. Milwaukee LLC (name of party on behalf of

whom instrument was executed).

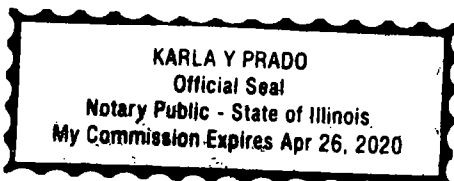
(seal)

Signature of notary public:

Karla Y. Prado

My commission expires:

April 26, 2020



WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993
Application of Bickerdike Redevelopment Corporation
Zoning Reclassification Map No. 7-J
at 2602-2638 N. Emmett St

TO: Chicago City Council
Attention: City Clerk

Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

The undersigned is/are owner(s) of the following described property:

Street address: **2659 N. Milwaukee Avenue, Chicago, Illinois**
P.I.N.: **13-26-408-019-0000**
Name(s) of Owner(s) of Record: **2659 N. Milwaukee LLC**

My/our property:

is immediately across a street, alley, or public right-of-way from the perimeter of the subject property of the zoning application. My property runs parallel to the subject premises for a distance of ____ feet.

immediately touches the perimeter of the subject property of the zoning application for a distance of **50** feet.

Signed: _____

Date: 10-8/19

Acknowledgment

State of Illinois)
County of Cook)

This instrument was acknowledged before me on October 8, 2019 (date) by

Elias Sanchez (name of person) as manager (type of authority,

e.g., officer, trustee, etc.) of 2659 N. Milwaukee LLC (name of party on behalf of

whom instrument was executed).

(seal)

Signature of notary public: Karla Y. Prado

My commission expires: April 26, 2020

