



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: F2016-35
Type: Communication **Status:** Placed on File
File created: 9/14/2016 **In control:** City Council
Final action: 9/14/2016
Title: Expression of opposition to proposed zoning amendment for property at 5550 N Ashland Ave
Sponsors: Misc. Transmittal
Indexes: Miscellaneous
Attachments: 1. F2016-35.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council		Placed on File

October 09, 2015
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Law Offices of Samuel V.P. Banks 221 N. LaSalle Street
Chicago, IL 60601 Attn: Nicholas Ftikas
ro cn

Re: Application for Zoning Change AB Marathon Ltd. 5550 N.
Ashland Avenue Chicago, IL 60660

Sir,

Being directly adjacent to subject property, we are in receipt of your intent to file an application, date indicated around September 09, 2015; for a change in zoning on behalf of your client. The basic information provided in the notice does not appear beyond what the owners have previously discussed, other than a difference in proposed zoning type.

Based on initial information it shows no reason to not grant zoning modification for stated construction. However, since no written documentation or plans have been provided to date; we reserve our rights for comment on the proposed construction prior to zoning change approval. Respectfully the following is requested for review and clarification.

- Site Plans, Structural Drawings and Elevation Views indicating proposed materials.
- Map of parking areas to remain.
- Information regarding alley access, waste material handling and storage of waste materials onsite.
- Excavation and structural foundation plans.
- Excavation and structural vibration mitigation program to avoid damage to adjacent (1615 West Bryn Mawr) masonry structure.
- Confirmation of Builders Risk Insurance including listing 1615 West Bryn Mawr property and said property owners as additional insured.
- Confirmation that existing service facility and new service facility spaces, storage areas and site structures conform with applicable NFPA and City of Chicago Building Codes for Class 1 facilities.
- Confirmation that zoning change is temporary and will revert to previous zoning type.

Your attention to this matter is greatly appreciated.

Respectfully,

Property Owners 1615 West Bryn Mawr Enc.

Cc. COC ZBA

P. O'Connor - Alderman

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ZONING NOTICE BACK - RCVSJ. OHobsr 08,20115

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I Oisirici to liic Cl- f Neighborhood Commercial District, on behalf of the Appfican^Propcriy Ovvner. '

/>\B ^Ts^ftfo^ property locatedat 5550.N. Ashl3nd;/Chicago, Ulintiisx' ■ V..

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^i<e^Vp plica tit is required to send this notice because yoiiare shown; ;to p\^^ \$1^2^ to the proposed Zoning A mehdrvcht: i t ; :-;y:'!'"•

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600074765 1602830007 10/09/2015 (800)275-8777

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(CHICAGO, IL 60602) (Weight;0 Lb 0.90 Oz) (Expected Delivery Day) (Tuesday
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Receipt (elec)
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Total

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600451858 1642600045 (800)275-8777

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11/13/2015

Product Description

First-Class Mail Letter
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(CHICAGO, IL 60602) (Weight:0 Lb 1.40 Oz) (Expected Delivery Day) (Monday
11/16/2015) Certified 1
(USPS Certified Mail #) (70140510000015109341) Affixed 1 Postage
(Affixed Amount:\$0.49>

total

Cash Change

12:04 PM

Final Price

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PS Form 3800, Aug^t 2006 See Reverse for Instructions

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Tracking Number: 70151520000156300853

Expected Delivery Day: Tuesday, October 13, 2015

Features: Certified Mail®

Product & Tracking Information

Postal Product: First-Class Mail®

October 13, 2015 ,1:03 pm Delivered

Available Actions

[Return Receipt](#) [Electronic Text Updates](#) [Email Updates](#)

October 10, 2015 ,9:14 pm October 10,2015 ,8:24 am October 10, 2015 , 3 27 am October 9, 2015 ,10:05 pm

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Departed Post Office Acceptance

CHICAGO, IL 60607

CHICAGO, IL 60607

CAROL STREAM, IL 60199

CAROL STREAM, IL 60199

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ELK GROVE VILLAGE, IL 60007

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Tracking Number: 70140510000015109341

Expected Delivery Day: Monday, November 16, 2015

Product & Tracking Information

Postal Product: First-Class Mail®

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November 16, 2015 , 3:50 pm

Features:
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CHICAGO, IL 60602

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November 14, 2015 .3:51 pm

November 14, 2015, 3:59 am

November 13, 2015 .8:04 pm

November 13, 2015, 5:49 pm

November 13, 2015, 12:03 pm

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5550 N. ASHLAND, AB MARATHON - ZONING CHANGE APP.

<ceotter6@gmail.com> Fri, Oct 9, 2015 at 12:41 PM
Bcc: ZBA@cityofchicago.org <mailto:ZBA@cityofchicago.org>, infofgsambankslaw.com <http://infofgsambankslaw.com>, ward40@cityofchicago.org <mailto:ward40@cityofchicago.org>

i7> 5550 N ASHLAND - ZONING CHANGE NOTICE LTR.pdf ■ ■
U 593K ? "~"~

November 09, 2015

City of Chicago

40th Ward Alderman Patrick O'Connor 121 North LaSalle

Street, Room #300 Chicago, IL 60602

Re: Application for Zoning Change NO. 18521, DOC #02015-

6411 AB Marathon Ltd. 5550 N. Ashland Avenue

Chicago, IL 60660

Sir,

My neighbor and I would like to thank you for having such a professional representative present to address our concerns regarding the above-mentioned property. We are owners of property directly neighboring and adjoining AB Marathon at 5550 N. Ashland Avenue.

We respectfully request the Zoning Change and issuance of COC Building Permits are deferred until applicant has produced information required and appropriate time for review and comment by all slakes holders runs its course.

At this time we oppose any Zoning Change until mutual agreement.

Every owner deserves the opportunity to develop their property should they choose. However, the Edgewater Area is experiencing substantial property value increases and as a result, real-estate tax spikes. If construction proceeds it should be comprehensive with upgrades to existing facilities, site conditions and in a manner appropriate with respect to adjoining properties and the neighborhood at large. Community, Sales Revenue and Tax Revenue, we assume presents the same scale if not more so towards the community.

Again, the forum and guarantee afforded residents in these matters is much appreciated. We look forward to working with the owners and agents of AB Marathon to reach a mutual agreement.

Respectfully,

Properly Owners

1615 West Bryn Mawr, 5544 N. Ashland Avenue Enc.

Cc. WANT LUZ Committee

Email: cheniii.kildiiff@cilvofchicimo.oriz <mailto:cheniii.kildiiff@cilvofchicimo.oriz>

Gmail - Application for Zoning Change Letter

Chris Ott <ceotter6@gmail.com <mailto:ceotter6@gmail.com>>

Application for Zoning Change Letter

1 message

Tue, Nov 17, 2015 at 10:29 AM

Chris Ott <ceotter6@gmail.com <mailto:ceotter6@gmail.com>>

To: chenin.kilduff@cityofchicago.org <mailto:chenin.kilduff@cityofchicago.org>, simmstthomas@gmail.com <mailto:simmstthomas@gmail.com>, "Mike H." <2mikeherzog@gmail.com <mailto:2mikeherzog@gmail.com>>

Chenin,

Sorry for the late follow up. Please see attached for your records. If you need to reach my my direct phone is (773)610-7715.

Thanks,

Christopher E. Ott

f£, CHENIN KILDUFF @ COC - 5550 N ASHLAND - ZONING CHANGE NOTICE LTR 2.pdf

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