

# Office of the City Clerk

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

# Legislation Details (With Text)

**File #:** F2019-134

Type: Communication Status: Placed on File

File created: 11/20/2019 In control: City Council

**Final action:** 11/20/2019

Title: Expression of opposition to proposed zoning reclassification and development for property at 2602-

2638 N Emmett St, App No. 19993 (O2019-2659)

Sponsors: Misc. Transmittal
Indexes: Miscellaneous

Date Ver. Action By Action Result

11/20/2019 1 City Council Placed on File

November 18, 2019

Attachments:

Hon. Thomas Tunney Chairman, City of Chicago

1. F2019-134.pdf

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Committee on Zoning, Landmarks and Building Standards 121 North

LaSalle Street, Room 304 Chicago, IL 60602

App No. 19993

RE: Deferred Agenda #105 Ordinance 02019-2659 Zoning Reclassification Map No. 7-J at 2602-2638 N Emmett St

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"). 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.

99999-00886/11193090 1

### Katherine S. Janega 2644 N. Troy Street Chicago, IL 60647-1649

PHONE: 847.736-3198

e-mail: katherine.janega@gmail.com <mailto: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 02019-2659 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, ihe proposed building design and materials are incompatible with the historic brick and stone construction that characterizes the entire area.

1 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 02019-2659 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:

£o 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.

Signed:



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

Date: / 0 - / V - / S

Acknowledgment

State of Illinois ) County of Cook )

This instrument was acknowledged before me on

**ALEXANDER WEBB** 

Official Seal

Notary Public - State of Illinois > Mv 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) ofthe 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 distantor feet.

Date:

### Acknowledgment

State of Illinois ) County of Cook ) (date) by

This instrument was acknowledged before me on

### IA^CUAfec. o'pwy^ (name of person) as W^-Ofr-I

e.g., officer, trustee, etc.) of.

Ih^C . (name of party on behalf of

(type of authority,

whom instrument was executed).

(seal)

Signature of notary public:

My commission expires:

### **ALEXANDER WEBfi**

Official Seal

Notary Public - State of Illinois <sup>1</sup>
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 ownerts) 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

File#	: F2019-134, <b>Ve</b>	rsion: 1				
My/	our property:					
	zoning appli	cation. My prop	t, alley, or public right-of-v erty runs parallel to the su meter of the subject prop	ubject premises fora		he
<u>Sigr</u>	ned:		<u>Date</u>	e: °jj(, j 2* 1*1		
			Acknowled	gment		
Stat		of	Illinois	)	County	of
Signa	nture of notary pu	blic:				
Му с	ommission expire	<u>ıs:</u> <u>l</u> -	~L>\~L* f[Cy			
	This instrume	ent was acknow	ledged before me on <b>yf</b> &	&X^JA&e*- Vk	/l^date) by	
	fCtCE- TUft/ ALEXANDER de^wSb	\ (na R WEBB Official	me of person). Seal Notary Public - State	e of Illinois My Comn	nission Expires Dec 21, 2019	
	40 W 55		WRITTEN PROTEST TO	O ZONING APPLICA	TION	
RE:		Bickerdike Red	evelopment Corporation No. 7-J at 2602-2638 N.			
TO:	Chicago City Co					
	uant Section 17-1 t(s) to the above-			linance, the undersig	ned hereby protest(s) and	
The u	ndersigned is/are	e owner(s) of the	e following described prop	perty:		
	t address: 3150 \ 00-019-0000	W. Schubert Ave	enue, Chicago, Illinois P.I	.N.: 13		
Name	e(s) of Owner(s)	of Record: Jens	Shroyer and Kara Shroye	er My/our		
prope	erty:					

y' 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.

File #:	F2019-1	34, Version: 1	
of 2§	feet. : immedia	ately touches the perimeter of the subject property of the zoning a	pplication for a
?∎/	/// j/o		
		Acknowledgment	
	State Illinois County Cook)		of ) of
		_ (name of person) and	(name of
	person	).	
		Official Seal Notary Public - State of Illinois My Commission WRITTEN PROTEST TO ZONING APPL	•
	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	
		ant Section 17-13-0307 of the City of Chicago Zoning Ordinanct(s) to the above-referenced zoning application.	ce, the undersigned hereby protest(s) and
	Street P.I.N	ndersigned is/are owner(s) of the following described property: t address: 2647 N. Kedzie Avenue, Unit 2, Chicago, Illinois : 13-25-308-021-1002	
r	My/o	ur 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.

<u>7-</u>

File#	: F2019-134, <b>Versio</b> r	n: 1			
	<u> </u>				
		Ac	cknowledgment		
	State	of		Illinois	)
	County of Cook				
	This instrument	was acknowledged before me	C	(date) by	
	This mistrument	was acknowledged before the C	<i>3</i> 11		
		<u>(name</u>	of person) as f)Jr&	$\frac{\partial B_{-}}{\partial t}$ . (type of auth	nority
				. (type of auti	iority.
<u>e.g., c</u>	officer, trustee, etc.) o	<u>of ^\?vc\ft-</u>			
Signa	ture of notary public	My commission expires:			
	whom instrumen	t was executed).			
		,			
	Alexander We Official S	eal Notary Public • State of Illir	nois My Commissio DTEST TO ZONING		
RE:		9993 Ekerdike Redevelopment Corpo Iap No. 7-J at 2602-2638 N. E	-		
TO:	Chicago City Coun Clerk	cil Attention: City			
	ant Section 17-13-03 pove-referenced zonii	•	ing Ordinance, the	undersigned hereby protest(s)	and object(s) to
The u	ndersigned is/are ow	ner(s) of the following describ	ed property:		
	t address: 2715-272 944-1001	1 N. Sawyer; 2642-2644 N. E	mmett, Chicago, I	llinois P.I.N.: 13-26-	
Name	e(s) of Owner(s) of R	ecord: Sawyer/Emmett Condo	minium Association	n My/our property:	
	is immediately acr	oss a street, alley, or public rig	tht-of-way from the	perimeter of the subject	
p	roperty of the zoning	application. My property runs	s parallel to the sub	ject premises for a	
d	istance of fe	eet.			

# SignetH.

Date:

immediately touches the perimeter of the subject property of the zoning application for a distance of 125 feet.

# Acknowledgment

State of Illinois ) County of Cook )

This instrument was acknowledged before me on

(type of authority,

e.g., officer, trustee, etc.) of **(seal)** 

whom instrument was executed).

Signature of notary public:

**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.

feet.

□ immediatelytouches the perimeter of the subject property of the zoning application for a distance of

Signed:

### Acknowledgment

State of Illinois ) County of Cook )

This instrument was acknowledged before me on (p jt ^

 $v^{frA}$  Vht-'  $H^{w} \wedge N^{*} + N^{*$ 

e.g., officer, trustee, etc.) of

ALEXANDER WgtS<) Official Seal Notary Public - State of Illinois My Commission Expires Dec 21, 2019 whom instrument was executed).

Signature of notary public: My commission expires:

State of Illinois ) County of Cook )

This instrument was acknowledged before me on. 4\*ftAH" ^^f^^name of person) as T(^ns6

. (date) by

(type of authority,

.g., officer, trustee, etc.) of^A^H i^VTWr^ \*A/WEH U^Cr . (name of party on behalf of

whom instrument was executed).

(seal)

Signature of notary public: My commission expires:
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

File #	: F20	19-134	Version:	1
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property:

\q 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.

Date:

Date: jl-J&~-

Acknowledgment

State of Illinois )

County of Cook )

This instrument was acknowledged before me on. iV^Corz, r-MSff^T (name of person) and AtO\*\*

 $H^{\Lambda\Lambda}\&^{\Lambda}T$ 

person).

(seal)

Signature of notary public My commission expires: ALEXANDER WEBB Official Seal Notary Public - State of Illinois My Commission Expires Dec 21. 2019

(date) by (name of

### 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

immediately touches the perimeter of the subject property of the zoning application for a distance of 100 feet.

Date:

### Acknowledgment

State of Illinois ) County of Cook )

This instrument was acknowledged before me on

\*Wf<- f<4H"A<J (name of person) as r\*A~g&ry

e.g., officer, trustee, etc.) of?fclf
i/Ai\.wa^Y^ (c.C\_

whom instrument was executed).

Signature of notary public:

My commission expires:

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:

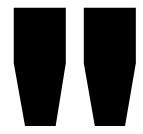
Street address: 2653 N. Milwaukee Avenue, Chicago, Illinois P.I.N.:

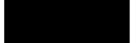
13-26-408-021-0000

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

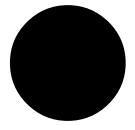
My/our property:

ure of notary public:

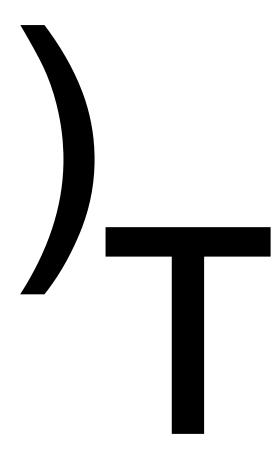
















# Sign



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	RE:	• •	3 dike Redevelopment Cor ion Map No. 7-J at 2602-	•		
TO: 0	Chicago ( Clerk	City Council Attention:	City			
		n 17-13-0307 ofthe Ci erenced zoning applica		dinance, the under	signed hereby protest(s) a	nd object(s)
Street a P.I.N.:	ddress: 2	d is/are owner(s) ofthe 2653 N. Kedzie Avenu 08-002-0000 ner(s) of Record: cJ&S	S) 1/ J	erty: /I <i>r</i> ∼		
My/our	proper	ty:				
is immediately across a street, alley, or public right-of-way'from the perimeter ofthe subject property of the zoning application. My property runs parallel to the subject premises for a distance of 30 feet.						
Signed	immediately touches the perimeter ofthe subject property ofthe zoning application for a distance ah feet					
			Acknowledgment			
State Cook )		of	Illinois	)	County	of
This inst	trument v	vas acknowledged bet	fore me on	_ (date) l	ру	

File #: F2019-134, \	Version: 1					
(Warm V	ncla (name	of person) as _		(ty	pe of authority,	
e.g., officer, trustee	e.g., officer, trustee, etc.) of.			(name of part	y on behalf of	
whom instrument w	as executed).					
(s	eal)	Signature of not	ary public:			
KARLA YP Official S' Official St State Commission Expires	r»i LI at	My commission	expires:	<u>Apnl</u>	} XO^_^	
	,	WRITTEN PROTES	T TO ZONING	3 APPLICATIO	N	
App Red TO: Chic		ke Redevelopment ( No. 7-J at 2602-2638	•	-		
Pursuant S	Pursuant Section 17-13-0307 of the City of Chicago object(s) to the above-referenced zoning application.			rdinance, the u	undersigned hereby	y protest(s) and
The unders	igned is/are owner(	s) ofthe following de	scribed prope	erty:		
P.I.N.: 13-2	6-408-023-0000	ukee Avenue, Chica d: 2639-41 N. Milwa				
My/our prop	perty:					
pro dis imr	is immediately across a street, alley, or public property of the zoning application. My property distance of feet.  immediately touches the perimeter of the subfeet.				ect premises for a	
Signed:^^^f	۸		Date:.			
		Acl	knowledgmen	nt		
State of Cook)	of		Illinois		)	County
This instrum	nent was acknowled	lged before me on		. (da	ate)by	

File #:	F2019-134, <b>Version</b> : 1				
		_ (name of person) as	M^II^IACXCi^. If	(t <sub>ype</sub> of authority,	
	e.g., officer, trustee, etc.) of		f j L^fnam	e of party on behalf of	
	whom instrument was execu	ted).			
	(seal)	Signature of notary pu	blic:		
		My commission expire  KARLA Y PRAOO  Notary Public - State  Commission fxplres  WRITTEN PROTEST TO	Official Seal of Illinois My Apr 26, 2020		
RE:	Application No. 19993 Application of Bickerdike Re Reclassification Map No. 7-	•	•		
TO:	Chicago City Council Attention	n: City			
	ant Section 17-13-0307 ofthe pove-referenced zoning applica		linance, the undersigr	ned hereby protest(s) and	d object(s) to
The u	ndersigned is/are owner(s) oft	he following described prop	perty:		
Street 019-0	t address: 2659 N. Milwaukee 000	Avenue, Chicago, Illinois P	.l.N.: 13-26-408-		
Name	e(s) of Owner(s) of Record: 265	59 N. Milwaukee LLC My/o	ur property:		
	is immediately across a stre	eet, alley, or public right-of-	way from the perimete	er ofthe subject	
	property of the zoning appli	cation. My property runs pa	arallel to the subject p	remises for a	
	distance of feet.				
Signed	d^ immediately touches the pe	rimeter ofthe subject prope	erty ofthe zoning appli	cation for a distance of 5	0 feet.
Date					
		Acknowledgment			
State Cook	of )	Illinois	)	County	of
This in	nstrument was acknowledged I	pefore me on bohhtf %i 2fi\	°\ (date) by		

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(rrltqS $\,\rd,\lrb (name of person) as WMM&CfiY (tyPe of authority, e.g., officer, trustee, etc.) of 2il ^ N • MI 1 Wttv\<M ^-C (name of party on behalf of whom instrument was executed).
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(seal)

KARLA YPRAD0 Official Stat Notary Public • State of Illinois My Commission Expires Apr 26, 2020 ■ir<sup>u+1\*\*1</sup>

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