



# 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  
**Attachments:** 1. F2019-134.pdf

Date	Ver.	Action By	Action	Result
11/20/2019	1	City Council	Placed on File	

November 18, 2019

Hon. Thomas Tunney Chairman, City of Chicago

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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 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.

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) <<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 Proposed 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 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:

fo 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:

r

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

1

Notary Public - State of Illinois >  
My Commission Expires Dec 21, 2019 ,

#### WRITTEN PROTEST TO ZONING APPLICATION

RE: Application No. 19993  
Application of Bickerdiike 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 31 feet.

Date:

**Acknowledgment**

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

This instrument was acknowledged before me on

**IA^CUA fec. o'pwy^ (name of person) as W^ -Ofr-l**

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

lh^C . (name of party on behalf of

(type of authority,

whom instrument was executed).

(seal)

Signature of notary public:

My commission expires:

**ALEXANDER WEBB**

Official Seal

1

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 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:

§f 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:    °jj (. j 2\* 1\*1

**Acknowledgment**

State                      of                      Illinois                      )                      County                      of  
Cook )

Signature of notary public:

My commission expires:                      \~L>\~L\* f/Cy

This instrument was acknowledged before me on yf&X^JA&e\*- Vk/l^date) by

fCtCE- TUft^                      (name of person).

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

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**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:

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.

of feet.

2§: immediately touches the perimeter of the subject property of the zoning application for a

?■///j/on

Acknowledgment

State

of

Illinois

)

County

of

Cook )

\_ (name of person) and

(name of

person).

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: 2647 N. Kedzie Avenue, Unit 2, Chicago, Illinois*

*P.I.N.: 13-25-308-021-1002 ^- L V 0*

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

My/our property:

***r***

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.

**7-**

**Acknowledgment**

State of Illinois )  
County of Cook )

This instrument was acknowledged before me on \_\_\_\_\_ C \_\_\_\_\_ (date) by \_\_\_\_\_

(name of person) as f)Jr&B-

\_\_\_\_\_ . (type of authority.

e.g., officer, trustee, etc.) of ^\?vc\ft-

Signature of notary public: My commission expires:

whom instrument was executed).

**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: 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.

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**

**1**

**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

Signed:

### Acknowledgment

State of Illinois ) County of Cook )

This instrument was acknowledged before me on (p jt ^

v^frA Vht-' H^w^N\*)N Hname of person) as T&\*4\*C

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



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?fc<sup>lf<7</sup> 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.

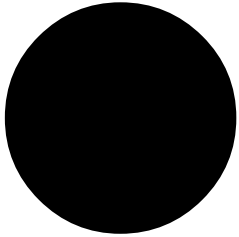
The undersigned is/are owner(s) of the following described property:

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:  
Signature of notary public:



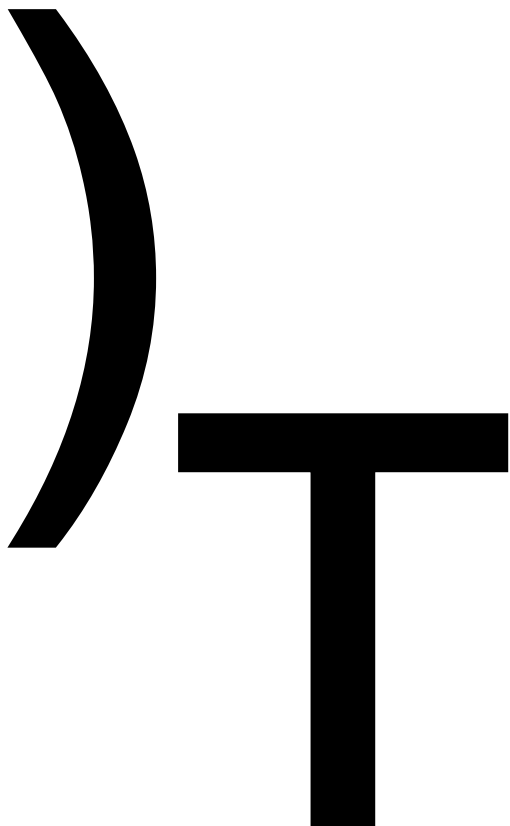






(seal







# Sign

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KARLAYPRADO

Official Seal

Notary Public - State of Illinois ' My Commission Expires Apr 26^ 2020 1

My commission expires:

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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 ofthe 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: 2653 N. Kedzie Avenue, Chicago, Illinois

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

S) 1/ J

/I

Name(s) of Owner(s) of Record: cJ&Si 'l K&dz/f

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My/our property:

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 of Illinois ) County of  
Cook )

This instrument was acknowledged before me on \_ (date) by

(Warm Vncla (name of person) as \_ (type of authority,

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

(name of party on behalf of

whom instrument was executed).

(seal)

Signature of notary public:

KARLA YPRaDO 1 \* t

My commission expires:

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Official S\*»i

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Official Stat

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) ofthe 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 ofthe subject property ofthe 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:^^^f^

Date:.

### Acknowledgment

State

of

Illinois

)

County

of Cook )

This instrument was acknowledged before me on

. (date)by

\_\_\_\_ (name of person) as \_\_\_\_\_ (type of authority,  
e.g., officer, trustee, etc.) of \_\_\_\_\_  
whom instrument was executed).

(seal)

Signature of notary public:

My commission expires:

April 26, 2020

**KARLA Y PRAO 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: 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.

Signed

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

Date

Acknowledgment

State \_\_\_\_\_ of \_\_\_\_\_ Illinois \_\_\_\_\_ ) \_\_\_\_\_ County \_\_\_\_\_ of  
Cook )

This instrument was acknowledged before me on \_\_\_\_\_ (date) by

(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).

(seal)

KARLA YPRAD0 Official Stat Notary Public • State of Illinois My Commission Expires Apr 26, 2020

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