



Office of the City Clerk

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

Legislation Text

File #: F2019-134, **Version:** 1

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 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.

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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 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:

£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:

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 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 distant or 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-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 WEBf

Official Seal

1

Notary Public - State of Illinois ¹

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 owners) ofthe 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: 01/12/2019

Acknowledgment

State of Illinois) County of Cook)

Signature of notary public:

My commission expires: 12/21/2019

This instrument was acknowledged before me on 01/12/2019 by

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) of) of

_ (name of person) and (name of person). 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) of Illinois)

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-' Hw^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) ofthe 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.

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^^&^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?fc<7 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

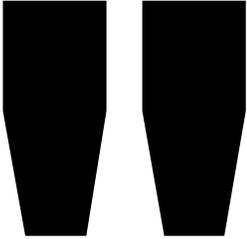
Pursuant Section 17-13-0307 of the City of Chicago Zoning Ordinance, the undersigned hereby protest(s) and object(s) to the above-referenced zoning application.

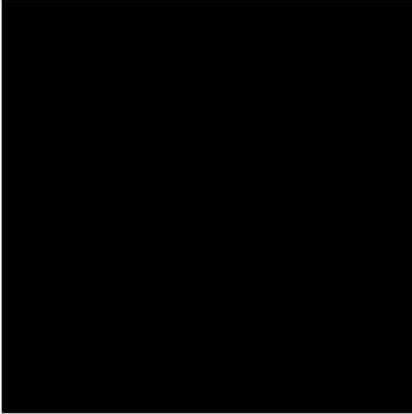
The undersigned is/are owner(s) of the following described property:

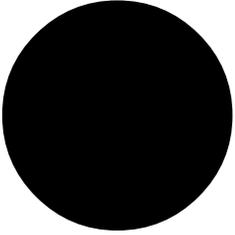
Street address: 2653 N. Milwaukee Avenue, Chicago, Illinois P.I.N.:
13-26-408-021-0000
Name(s) of Owner(s) of Record: 2653 N. Milwaukee Trust

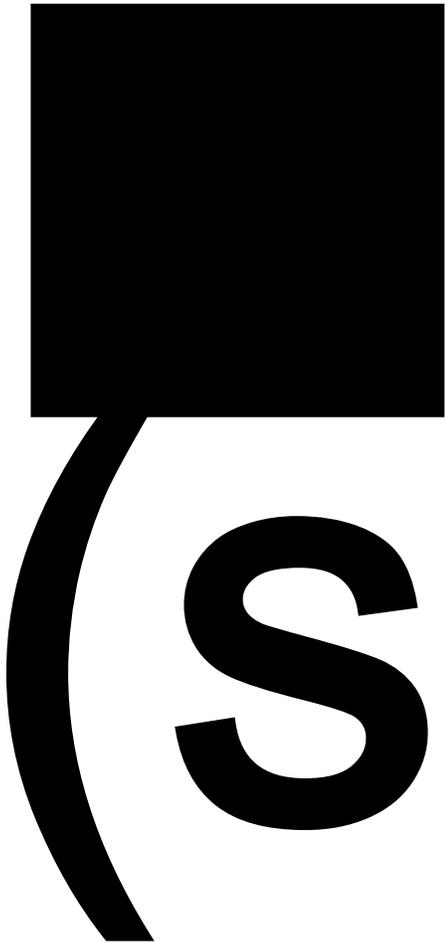
My/our property:

Signature of notary public:

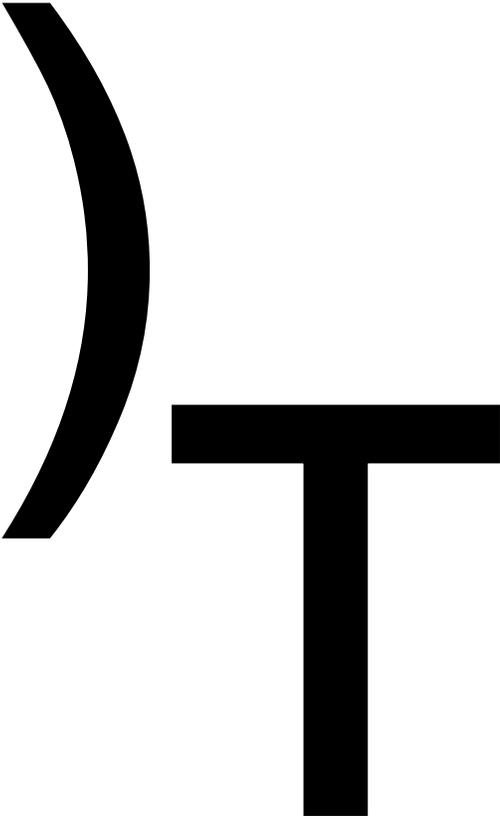








(seal





Sign



KARLAYPRADO | My commission expires: **7.1.2021**
Official Seal | Notary Public - State of Illinois | My Commission Expires Apr 26[^] 2020 1

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 S) 1/ J /I
Name(s) of Owner(s) of Record: cJ&Si 'l K&dz/f r~

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.

Signed

immediately touches the perimeter of the subject property of the zoning application for a distance of 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
Official S*»i L I
Official Stat
State of Illinois My
Commission Expires Apr 26. 2020

My commission expires: Apnl } XO^-^

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 _____ M^H^IACXCi^ (type of authority,
e.g., officer, trustee, etc.) of _____ f j L^fname of party on behalf of
whom instrument was executed).

(seal)

Signature of notary public:

My commission expires: April 26/ 2020

**KARLA Y PRAOO 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 *bohhtf %i 2fil* (date) by

(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).

(seal)

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

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