



City of Chicago



F2016-35

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 9/14/2016

Sponsor(s): Misc. Transmittal

Type: Communication

Title: Expression of opposition to proposed zoning amendment for property at 5550 North Ashland Ave

Committee(s) Assignment:

October 09, 2015

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

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

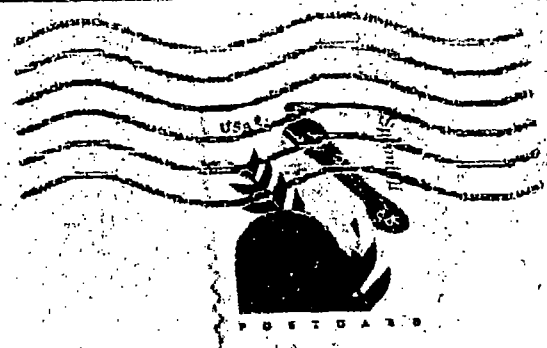
Enc.

Cc. COC ZBA

P. O'Connor - Alderman

2015 AUG 22 PM 2:57
OFFICE OF THE
CITY CLERK
PP

Law Offices of Samuel P. Barkan IL 604
221 N. LaSalle St., 38th floor
Chicago, IL 60601



Public Notice
*Important Information
on reverse side*

ZONING NOTICE FRONT - RCVD. October 08, 2015

14-07-203-005-0000

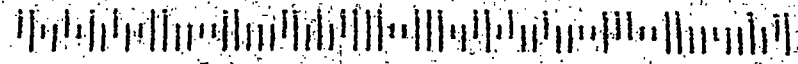


1615 W BRYN MAWR AV
CHICAGO, IL 60660-4106

Redacted for publication

BAN025

60410615



PUBLIC NOTICE

ZONING NOTICE BACK - RCVD. October 08, 2015

Via USPS First Class Mail
September 9, 2015

Dear Sir or Madam:

In accordance with the Amendment to the Chicago Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about September 9, 2015, I, the undersigned, intend to file an application for a change in zoning from the RS3 Residential Single Unit (Detached House) District to the C1-1 Neighborhood Commercial District, on behalf of the Applicant/Property Owner, AB Marathon Ltd., for the property located at 5550 N. Ashland, Chicago, Illinois.

The Applicant is seeking a zoning amendment in order to permit a one-story addition to the existing motor vehicle repair building located at the subject property. The proposed building addition will contain 220 sq. ft. of total building area. The building addition will contain a third automobile repair bay on site. The proposed addition will be approximately 17 ft. in height and match the existing building's height. The ten (10) onsite parking spaces will remain without change. The gasoline pumping island and canopy will remain without change.

The Applicant and Property Owner, AB Marathon Ltd., is located at 5550 N. Ashland, Chicago, IL 60640.

I am the attorney for the Applicant, and I will serve as the contact person for this application. My address is 221 N. LaSalle Street, Chicago, IL 60601. My telephone number is 312-782-1983.

Very truly yours, LAW OFFICES OF SAMUEL V.P. BANKS Nicholas Ftikas Attorney at Law

Please note that the Applicant is NOT seeking to purchase or rezone your property.

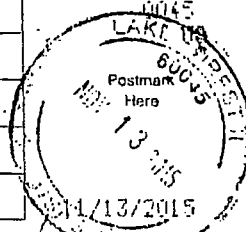
The Applicant is required to send this notice because you are shown to own property located within 250 feet of the property subject to the proposed Zoning Amendment.

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$3.45	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.45	



Sent To: *City of Chicago, 121 N LA SALLE ST, CHICAGO, IL 60602*
 Street, Apt. No., or PO Box No.: *121 N LA SALLE ST, CHICAGO, IL 60602*
 City, State, ZIP+4: *CHICAGO, IL 60602*

PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0000 1510 9341

LAKE FOREST
230 NORTHGATE ST
LAKE FOREST
IL
600451858
1642600045
11/13/2015 (800)275-8777 12:04 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (CHICAGO, IL 60602) (Weight: 0 Lb 1.40 Oz) (Expected Delivery Day) (Monday 11/16/2015)	1	\$0.71
Certified (USPS Certified Mail #) (70140510000015109341)	1	\$3.45
Affixed Postage (Affixed Amount: \$0.49)	1	(\$0.49)
Total		\$3.67
Cash		\$20.00
Change		(\$16.33)

For tracking or inquiries go to USPS.com or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

 BRIGHTEN SOMEONE'S MAILBOX. Greeting cards available for purchase at select Post Offices.

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to purchase shipping labels with postage. For more information call 1-800-ASK-USPS.

 Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.

All sales final on stamps and postage
 Refunds for guaranteed services only
 Thank you for your business

HELP US SERVE YOU BETTER

TELL US ABOUT YOUR RECENT POSTAL EXPERIENCE

Go to:
<https://postalexperience.com/Pos>

or scan this code with your mobile device:



USPS Tracking®



Customer Service ›
Have questions? We're here to help.



Get Easy Tracking Updates ›
Sign up for My USPS.

Tracking Number: 70151520000156300860

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

Date & Time	Event	Location
October 14, 2015, 12:28 pm	Delivered	CHICAGO, IL 60601
October 13, 2015, 9:11 am	Out for Delivery	CHICAGO, IL 60601
October 13, 2015, 9:01 am	Sorting Complete	CHICAGO, IL 60601
October 13, 2015, 3:59 am	Arrived at Unit	CHICAGO, IL 60602
October 10, 2015, 4:33 pm	Departed USPS Facility	CHICAGO, IL 60607
October 10, 2015, 8:24 am	Arrived at USPS Facility	CHICAGO, IL 60607
October 10, 2015, 3:27 am	Departed USPS Facility	CAROL STREAM, IL 60199
October 9, 2015, 10:05 pm	Arrived at USPS Facility	CAROL STREAM, IL 60199
October 9, 2015, 6:42 pm	Departed Post Office	ELK GROVE VILLAGE, IL 60007
October 9, 2015, 1:57 pm	Acceptance	ELK GROVE VILLAGE, IL 60007

Available Actions

Return Receipt Electronic

Text Updates

Email Updates

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

Sign up for My USPS ›





USPS Tracking®



Customer Service ›
Have questions? We're here to help.



Get Easy Tracking Updates ›
Sign up for My USPS.

Tracking Number: 70151520000156300853

Expected Delivery Day: Tuesday, October 13, 2015

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

Date & Time	Status	Location
October 13, 2015, 1:03 pm	Delivered	CHICAGO, IL 60602

Available Actions

Return Receipt Electronic

Text Updates

Email Updates

Date & Time	Status	Location
October 10, 2015, 9:14 pm	Departed USPS Facility	CHICAGO, IL 60607
October 10, 2015, 8:24 am	Arrived at USPS Facility	CHICAGO, IL 60607
October 10, 2015, 3:27 am	Departed USPS Facility	CAROL STREAM, IL 60199
October 9, 2015, 10:05 pm	Arrived at USPS Facility	CAROL STREAM, IL 60199
October 9, 2015, 6:42 pm	Departed Post Office	ELK GROVE VILLAGE, IL 60007
October 9, 2015, 1:57 pm	Acceptance	ELK GROVE VILLAGE, IL 60007

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

Sign up for My USPS ›





USPS Tracking®



[Customer Service ›](#)
Have questions? We're here to help.



[Get Easy Tracking Updates ›](#)
Sign up for My USPS.

Tracking Number: 70140510000015109341

Expected Delivery Day: Monday, November 16, 2015

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
November 16, 2015 , 3:50 pm	Delivered	CHICAGO, IL 60602

Your item was delivered at 3:50 pm on November 16, 2015 in CHICAGO, IL 60602

November 14, 2015 , 3:51 pm	Departed USPS Facility	CHICAGO, IL 60607
November 14, 2015 , 3:59 am	Arrived at USPS Facility	CHICAGO, IL 60607
November 13, 2015 , 8:04 pm	Arrived at USPS Facility	CAROL STREAM, IL 60199
November 13, 2015 , 5:49 pm	Departed Post Office	LAKE FOREST, IL 60045
November 13, 2015 , 12:03 pm	Acceptance	LAKE FOREST, IL 60045

Available Actions

[Text Updates](#)

[Email Updates](#)

Track Another Package

Tracking (or receipt) number

[Track It](#)

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

[Sign up for My USPS ›](#)



10/9/2015

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

Gmail

<ceotter6@gmail.com>

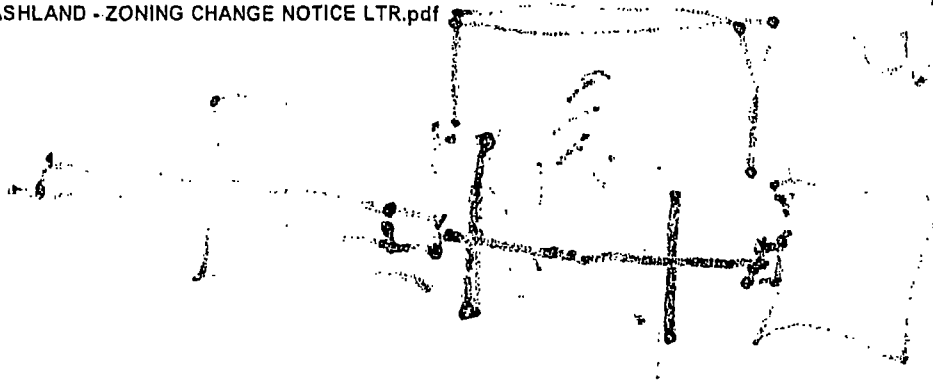
5550 N. ASHLAND, AB MARATHON - ZONING CHANGE APP.

<ceotter6@gmail.com>

Bcc: ZBA@cityofchicago.org, info@sambankslaw.com, ward40@cityofchicago.org

Fri, Oct 9, 2015 at 12:41 PM

5550 N ASHLAND - ZONING CHANGE NOTICE LTR.pdf
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 stakes 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,

Property Owners

1615 West Bryn Mawr, 5544 N. Ashland Avenue

Enc.

Cc. WANT LUZ Committee

Email: chenin.kilduff@cityofchicago.org



Chris Ott <ceotter6@gmail.com>

Application for Zoning Change Letter

1 message

Chris Ott <ceotter6@gmail.com>

Tue, Nov 17, 2015 at 10:29 AM

To: chenin.kilduff@cityofchicago.org, simmsthomas@gmail.com, "Mike H." <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

**CHENIN KILDUFF @ COC - 5550 N ASHLAND - ZONING CHANGE NOTICE LTR 2.pdf**

168K