



West Bucktown Neighborhood Association Zoning, Development and Planning Committee

VIA ELECTRONIC MAIL

November 2, 2015

Alderman Proco Joe Moreno
2740 West North Ave
Chicago, IL 60647

Re: 1621-27 N. Campbell

Alderman Moreno,

This letter is in regard to your consideration of the requested zoning change and proposed development for 1621-27 North Campbell Ave, Chicago, IL 60647.

The West Bucktown Neighborhood Association's Zoning, Development and Planning Committee ("the Committee") has considered two different proposals to change the zoning at this location from RS3 to RT 4.0. The subject property includes a total of four city lots. The current owner has lived at the property since the 1970s.

The first proposal considered in March 2015 was to construct three buildings; a three-and-a-half story six-unit residential building on the two south lots and two large single family homes on the remaining two north lots. The Committee did not support that proposal.

As explained in the Committee' March 23, 2015 letter,

... up zoning is supported by the Committee where determined there is a need to help spur development in a particular area of the neighborhood. Where your lots are located includes several new SFHs [single family homes] under the present RS3 zoning. Also, there are already large multi-unit residential buildings in the immediate vicinity to the Proposal.

At your encouragement, the Committee was asked to consider alternative development to single family construction. The second proposal considered in September, 2015 was to construct two large three-and-a-half story four-unit residential buildings spanning all four lots.

While the Committee is not opposed to supporting multi-unit development at this location, the size of the two proposed buildings, taken into consideration with the large existing six-unit building immediately to the south of the project, is out of balance, scale and size compared to the existing properties on this block and across the street. Most properties on the block are under two-and-half stories tall, several only one-and-a-half stories tall. This

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is not part of the TOD (Transit Oriented Development) area or close to an EL stop, but an interior street on a residential block. Under existing zoning, all that could be built on these four lots are single family homes no taller than 30 feet.

To help bring down the size of the second proposal and balance it against the existing properties, the Committee suggested that the northern-most building be changed to two separate, two-unit buildings reduced in height from the proposed four-unit building. This compromise appeared to take into consideration everyone's concerns and desires, including your desire for something other than single family construction, the property owner's need to build multi-unit buildings to financially make the project work, and the Committee's concern for the existing property owners in the immediate area who would expect any new development to be consistent with current zoning code and/or in balance with the existing housing.

The Committee has learned that you intend to support the project without its suggestion. More than just disappointed in that decision, the Committee encourages you reconsider your position based on the information in this letter. We are also happy to discuss this project with you more in person.

Also, in the Committee's September 17 letter, it asked for detailed information about the construction company that will be used, including samples of their previous work and any other information to support the owner's ability to successfully complete the project. As far as we know, no builder has been identified. This is critical information that will lend itself to the success of the project and the impact on the community. Any decision on this project shouldn't be made until all pertinent information has been received.

Lastly, all developments in the WBNA jurisdiction in connection with a zoning change include a restrictive covenant with the plans for the project and compliance with the building standards for the WBNA Zoning Development and Planning Committee including: 1) no split-face block or other masonry block exterior walls, a maximum height of 38 feet, and review and approval of all exterior building materials.

We look forward to your response to this letter and our continued efforts to help guide development in the area.

Very truly yours,



Rodney Gansho, Chairman
WBNA Zoning, Planning and
Development Committee

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