



West Bucktown Neighborhood Association Zoning, Development and Planning Committee

VIA ELECTRONIC MAIL

March 23, 2015

Jan Gugala
1625 N Campbell
Chicago, IL 60647

Re: 1621-27 N. Campbell -- Recommendation NOT SUPPORTING Proposal

Jan,

Thank you for the time you and Architect Victor Drapszo took to present to the West Bucktown Neighborhood Association's Zoning, Development and Planning Committee ("the Committee") on February 25, 2015 concerning the requested zoning change for the address referenced above. We enjoyed meeting you and discussing your history in the community. No doubt you have seen and lived through many changes.

The zoning change request from RS3 to RT4.0 for the four city lots that you own, and have owned for many years, is to construct a three-and-half story, six-unit residential building on two of the lots and two, large single family homes ("SFHs") on the remaining two lots (per the submitted plans; aka "the Proposal"). This letter serves as the Committee's official recommendation NOT SUPPORTING the Proposal. A copy of this letter will be provided to the Alderman's office.

As explained during our meeting, 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 under the present RS3 zoning. Also, there are already large multi-unit residential buildings in the immediate vicinity to the Proposal. Instead, the Committee supports SFH construction for these four lots. Further, the Committee is not against increasing the zoning of these lots to construct larger SFHs than what is allowed under the current RS3 zoning as reflected in the SFHs in the Proposal.

We acknowledge that you have lived in this neighborhood for many years, during some very troubling times. However, your belief that your loyalty to the neighborhood and your efforts to maintain your property through the years, while others did not, does not justify a zoning change. The Committee's focus is on balanced and meaningful neighborhood development that works for the benefit of the community and not financial reward for owners to build what might be more profitable. We do not see your circumstances as an appropriate rationale to a grant zoning change. Instead, the best and appropriate development at this location is SFHs.

March 24, 2015

Page 2

If you would like to further discuss single family home construction, the Committee looks forward to hearing from you. Otherwise, if you have questions, please let us know.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rodney M. Gansho". The signature is fluid and cursive, with a large initial "R" and "G".

Rodney Gansho, Chairman
WBNA Zoning, Planning and
Development Committee

cc: Raymond Valadez - via email rvaladez@cityofchicago.org
President, WBNA President – via email jenn3476@yahoo.com
Victor Drapszo, Red Architects - via email contacts@red-arc.com