



West Bucktown Neighborhood Association
Zoning, Development and Planning Committee

VIA ELECTRONIC MAIL

September 17, 2015

Jan Gugala
1625 N Campbell
Chicago, IL 60647

Re: 1621-27 N. Campbell

Jan,

We appreciate the time that you and your architect took to present to the West Bucktown Neighborhood Association's Zoning, Development and Planning Committee ("the Committee") on August 26, 2015 concerning the requested zoning change for the address above from RS3 to RT 4.0. You currently live at this location which includes a total of four city lots.

We initially met with you several months ago to discuss a zoning change request to construct three buildings at this same location; 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.

The new proposal includes two large three-and-a-half story four-unit residential buildings ("the Proposal") spanning all four lots.

While the Committee supports the reduction in the number of units in the south building, it is concerned about the size and scope of the second four-unit building to the north, which if approved would create three large multi-unit buildings in a row due to the existing 6 unit building already on an adjacent lot. The Committee prefers that the northern most four-unit building be changed to single family homes or smaller two unit buildings more in balance and size of other buildings on the block.

Furthermore, consistent with WBNA standards, the maximum height for all buildings on the interior streets of the neighborhood cannot exceed 38 feet to the top of the parapet.

Included with revised plans should be detailed information about the construction company that will be used and samples of their previous work, and any other information that can be share about the timetable and your ability to successfully complete this project.

Due to the Proposal's size, a Community Meeting will also be needed to solicit input from surrounding residents. Once the Committee has received and supports updated plans

October 27, 2015

Page 2

including revisions identify in this letter, you can contact the Alderman's Office for additional information and requirements about the Community Meeting.

If you have questions or want to discuss this further, please contact me using the WBNA zoning email address or call me by phone.

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
Red Architects - via email contacts@red-arc.com