



Office of the City Clerk

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Legislation Text

File #: F2022-33, Version: 1

WRITTEN PROTEST Before the CITY COUNCIL OF THE CITY OF CHICAGO

PROTEST to Zoning Map Reclassification at 854 West Castlewood Terrace Application No. 21024T1 (46th Ward) Ordinance Referred, Doc. # 02022-1211

Pursuant to 17-13-0307 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, the undersigned property owners of 850 and 859 West Castlewood Terrace representing land immediately touching, or immediately across a street, alley, or public way from at least 20% of the perimeter of the land to be rezoned do hereby PROTEST the subject Application and proposed draft Ordinance void of adequate protective assurances and/or restrictions on the detrimental impact of the proposed RT 4 Residential Two-Flat, Townhouse, and Multi-Unit District reclassification to property owners residing on Castlewood Terrace.

Castlewood Terrace is listed on the National Register of Historic Places; being once home to Studs Terkel, Goucho Marx, Charlie Chapin and Mary Pickford.

The Castlewood Terrace Association, the local community organization recognized by City of Chicago 46th Ward Alderperson James Cappleman as an important voice of the neighborhood on local zoning matters OBJECTS and OPPOSES the up-zoning of the subject single-family residence, located at 854 West Castlewood Terrace, from its existing RS 1 to an RT 4.

This Type 1 application, introduced on April 27, 2022 and referred to the Committee on Zoning, Landmarks and Building Standards, opens this historical and landmarked cul-de-sac street to uses that are incompatible with its singular single-family residence character.

The proposed rezoning to an RT 4 is not compatible with the single-family residence character of the surrounding area in terms of uses (17-13-0308-C).

The proposed zoning classification is not compatible with its surrounding RS 1 zoning (17-13-0308-D).

Moreover, the application for zoning reclassification lacks adequate protective assurances and/or restrictions on the detrimental impact of the proposed reclassification on protesters property and the Castlewood Terrace community, as a whole. The undersigned, as well as, the entire Castlewood Terrace community oppose any permanent rezoning of property to RT 4. Attached hereto and made a part hereof is the written OBJECTION and OPPOSITION of the Castlewood Terrace Association submitted to the Committee of Zoning, Landmarks and Building Standard for the May 24, 2022 Regular Meeting of the Committee.

The preservation of the sanctity of the community's RS 1 zoning and unbroken residential single-family use on Castlewood Terrace is paramount, es such we PROTEST IN OPPOSITION.

Respectfully submitted,

Dan Terkel
850 W. Castlewood Terrace
Philip S. Wolin
859 W. Castlewood Terrace

CERTIFICATE OF FILING AND SERVICE

Protester(s) have caused this 17-13-0307 Protest to the City Council of the City of Chicago to be timely filed with the Office of the City Clerk, and to be served upon the Applicant and the Applicant's Attorney/Agent by Certified U.S. Mail at the address(es) shown on the Application by mailing same on Friday, May 20, 2022 before the hour of 5:00 PM.

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Submitted prior to 10:00 AM, Friday May 20, 2022
via email to Nicole.Wellhausen@CityofChicago.org
<mailto:Nicole.Wellhausen@CityofChicago.org>

WRITTEN PUBLIC COMMENT Meeting of the Committee on Zoning, Landmarks
& Building Standards
Tuesday, May 24, 2022

OBJECTION to No. 21024T1 (46th Ward) Ordinance Referred, Doc. # 02022-1211
854 West Castlewood Terrace

Submitted by Castlewood Terrace Association

The Castlewood Terrace Association is a local community organization recognized by City of Chicago 46th Ward Alderperson James Cappleman as an important voice of the neighborhood on local zoning matters. This Association, after thoroughly reviewing the proposed up-zoning of the subject single-family residence, located at 854 West Castlewood Terrace, from its existing RS 1 to an RT 4, and receiving public input, OBJECTS AND OPPOSES Applicant's proposed Zoning Reclassification on Map No. 13-G.

The Association with its members, by an overwhelming majority, are concerned that the up-zoning to RT4 Residential Two-Flat, Townhouse, and Multi-Unit District without a down-zoning back to RS 1 after completion of the submitted Type 1 application construction will open historical and landmarked Castlewood Terrace to uses that are incompatible with its singular single-family residence character (17-13-0308-C and 17-13-0308-D). Unenforceable oral assurances to return zoning to RS 1 after construction were discussed by members with Owner and/or Alderperson Cappleman, but did not result in any binding agreement. Reluctance

to protect the community with return to the existing, compatible zoning classification of RS 1 drives this Association and its members to object.

Whether by this property owner or by a subsequent owner the proposed interior renovations and increase of FAR, in particular - the proposed buildout of bedroom, bathroom, utility space, and utilities connections in the basement plan, lends the property to a future occupancy other than a single-family residence without substantial modifications beyond the plans submitted.

Of further note, is that existing homeowners have wrestled with their own renovations while staying within the limitations of RS 1 zoning without exceeding to RT 4.

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**OBJECTION to No. 21024T1 (46th Ward) Ordinance Referred, Doc. # 02022-1211
854 West Castlewood Terrace**

There are thirty-three (33) homes on Castlewood Terrace, twenty-nine (29) responded to the Association. After passage of a vote by Castlewood Terrace residents that residents did not support a RT 4 rezoning unless it is returned back to RS 1. The following three (3) options were proposed:

Option 1 - Object to the up-zoning to RT 4 without a binding agreement to down-zone back to RS 1 after completion of renovation;

Option 2 - Rely on our Alderperson's assurances to down-zone the subject property to RS 1 after completion of renovation; and

Option 3 - Object to any up-zoning.

The results of the voting members of the Castlewood Terrace Association were:

<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>	<u>Options 1,2, and 3 Opposed</u>
65.5%	20.7%	13.8% 100%*	

* The Applicant and three (3) other homes that are either unoccupied or owned by a Trust did not vote.

No residents on Castlewood Terrace, other than the Applicant, supports or agrees to a permanent rezoning to RT 4. Every resident who voted wants to preserve the sanctity of the RS 1 zoning and residential single-unit family use on Castlewood Terrace.

Based upon 17-13-0308-C and 17-13-0308-D criteria of the Zoning Ordinance, the lack of adequate

protective assurances and/or restrictions on the detrimental impact of the proposed reclassification to the property owners residing on Castlewood Terrace, and the next to unanimous opposition of all residents, the Castlewood Terrace Association OBJECTS and OPPOSES the application.

Thank you.

Respectfully submitted, Castlewood Terrace

Association

By: Edward Kuske Its President
807 West Castlewood Terrace Chicago, IL