

# SOUTHPORT NEIGHBOR



a publication of the Southport Neighbors Association

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## What new construction do you want for your neighborhood?



*Make your voice be heard! Fill out the attached survey and return it to us by October 23rd. Results will be presented to Aldermen Hansen and Schuler at a public meeting on October 26th at 7 p.m. at the Philippine-American Ecumenical Church on the corner of Byron and Greenview.*



## Is all new construction good? Tell us Oct. 26th.

Our neighborhood is witnessing a resurgence of new construction activity. The trend appears to be the demolition of small or distressed housing stock in favor of larger, higher density condo developments. At our August 25th meeting, developer David Dubin presented plans for a 7-unit condo development on a 50' by 183' lot at 3940 North Janssen. The general consensus of those in attendance was to give the neighborhood more of a voice in guiding what types of new construction is built in this neighborhood. Alderman Schuler suggested that we explore down-zoning from R-4 to R-3 classification in order to achieve this goal. The differences in the two classifications are on the reverse of this newsletter. To help explain this complex issue, we have invited Paul Woznicki, Zoning Administrator for the City of Chicago, to attend our October 26th meeting to outline what this means for this neighborhood. Also on hand will be the two alderman, who represent portions of this neighborhood, to hear your comments and to review the results of the attached survey. Fill yours out and return it to us right away!

(Cut here)

### Be a part of your neighborhood. Join us today!

Join the Southport Neighbors Association. Dues are \$5/year for individuals, families \$8, senior citizens \$2. Complete this application and send it to 1540 West Grace Street, Chicago, Illinois 60613-2833. For information call 472-2940 or 327-1446.

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ Home \_\_\_\_\_ Work \_\_\_\_\_



## Down-zoning from R-4 to R-3: What's the difference?

The residential areas of this neighborhood are primarily zoned for R-4 development. According to Alderman Eugene Schuller (47th Ward), downzoning to an R-3 classification can give the adjacent property owners more control over the type of new construction that will be built next door. The most obvious difference between the two classifications is the size of the structure that can be built without having to go before the Zoning Review Board for a variance and neighborhood approval. R-3 will trigger more appeals, and thus more neighborhood involvement.

### Return Your Surveys by October 23rd!

Aldermen Eugene Schuller and Bernie Hansen have both expressed a willingness to act on the neighborhood's wishes with regard to new development. To help gauge the neighborhood's feelings on this issue, Southport Neighbors Association has drafted the attached survey. Please take a few moments to answer the questions and return it to the address indicated by October 23rd. Results will be tallied and presented to the two aldermen at the October 26th meeting.

A comparison of the classifications, assuming a 25' by 125' lot:

	R-4	R-3
<b>Lot Size*</b>	25 x 125 (3125 sq. ft.)	25 x 125 (3125 sq. ft.)
<b>Height</b>	4 storeys	3 storeys
<b>Total Floor Plan</b>	1.2 x 3125 (3750 sq. ft.)	.7 x 3125 (2187.5 sq. ft.)
<b>Number of Units</b>	1 per 900 sq. ft. of lot (5)	1 per 2500 sq. ft (1)
<b>Front Yard Setback</b>	15 ft.	20 ft.
<b>Gangways</b>	2.5 ft. each side	3 ft. each side
<b>Rear Yard</b>	30 ft. (but up to 6 ft. above curb level)	30 ft.
<b>Parking</b>	1 per unit, up to 300 ft. away if over 2 units.	1 per unit on same lot



# Quality-of-Life Survey



## *New Construction and Neighborhood Density*

The dramatic increase in new construction in this neighborhood has prompted Southport Neighbors Association to hold a public meeting with Aldermen Hansen (44th Ward) and Schulter (47th Ward) on October 26, 1994 at 7 p.m. at the Philippine-American Ecumenical Church at Byron and Greenview. The meeting will allow the aldermen to hear resident feedback on quality-of-life issues in this neighborhood as they relate specifically to new construction and zoning.

Our residential areas are currently zoned R-4, which allows for 4-storey new construction with one off-street parking space per unit. New construction includes any building that takes place on an empty lot, or where the existing building was razed. It does not include rehabilitation of existing buildings.

Please answer this survey and return it to Southport Neighbors at 1476 West Grace Street #2, or the Survey Return Box at Cafe Avanti by October 23, 1994. Make your voice heard. If you would like to answer this survey over the phone, you may call 327-1446 and leave your answers on the answering machine where they will be tallied.

### *Please fill in the blanks:*

- 1). I have been a resident of this neighborhood for \_\_\_\_\_ years.
- 2). I live on \_\_\_\_\_ Street, (north or south) \_\_\_\_\_ of Grace Street and (east or west) \_\_\_\_\_ of Southport.
- 3). I (own or rent) \_\_\_\_\_ the unit where I live.
- 4). My building contains \_\_\_\_\_ household units/apartments.

### *Please circle the answer that best expresses your feelings towards the following statements:*

- 5). The overall quality and number of units of new construction that are going up in my neighborhood is something that I:
  - a). support.
  - b). don't care about.
  - c). oppose.
  - d). am unsure about, but want more input prior to construction.
- 6). Next door to me, I would want new construction that contains no more than:
  - a). one storey
  - b). two stories
  - c). three stories
  - d). four stories

- 7). Next door to me, I would want new construction that contains no more than:
- one household unit
  - two or three household units
  - four to six household units
  - seven or more household units.
- 8). New construction of 1- to 3-units has the following general effect on property values:
- increases for everyone.
  - increases for neighborhood in general, but decreases for surrounding property.
  - decreases for everyone.
  - no effect.
- 9). New construction of 4- or more units has the following general effect on property values:
- increases for everyone.
  - increases for neighborhood in general, but decreases for surrounding property.
  - decreases for everyone.
  - no effect.
- 10). The apparent quality of new construction I've observed being built in my neighborhood is:
- better than surrounding properties and will outlast them.
  - better than surrounding properties now, but probably not in 5-10 years.
  - the same as surrounding properties.
  - worse than surrounding properties.
- 11). New construction primarily benefits:
- the whole neighborhood.
  - the surrounding properties.
  - new home buyers.
  - developers and realtors.
  - no one in particular.
- 12). The density of my neighborhood:
- has room for increase.
  - is just right; keep new construction consistent with current density levels.
  - is too high; stop all new construction.
  - doesn't affect me.
- 13). Street parking in my neighborhood is:
- not difficult.
  - the same as it has always been.
  - more difficult on weekends and during Cubs season.
  - more difficult at all times.
- 14). Current city code does not require notification of adjacent property owners as part of the process for securing permits for the demolition of existing structures. I think that this current code requirement:
- is fine as is
  - should be rewritten to force notification of adjacent property owners prior to allowing the demolition.
  - should be rewritten to force notification and adjacent property owner review prior to issuing the permit.
- 15). OPTIONAL

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone: (312) \_\_\_\_\_