



7015 N. SHERIDAN ROAD DEVELOPMENT COMMUNITY SURVEY RESULTS



The property owners, Adrian and Amy Marchis, have resided at 7015 N. Sheridan for multiple years. They would like to construct a 20-dwelling unit on the site of a single family home. The parcel is currently zoned RT-4 and the owners would like to rezone the parcel to a B2-3. Of the 20 dwelling units, 4 of the dwelling units will be affordable under the Chicago Affordable Requirements Ordinance at 60% of AMI, 2 of the dwelling units will be 100% ADA accessible, and 1 of the dwelling units will be Adrian and Amy's home.

Since the property is located in the Lakefront Protection Zone, the Chicago Plan Commission will review and hold public hearings on certain development projects within proximity of the City's Lake Michigan shoreline in accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance.

The building will include 2 and 3 bedroom units, will contain 10 vehicular parking spots and 20 bicycle parking spots in a covered and secured garage, a building elevator, and several environmentally-conscious building features such as a green roof.

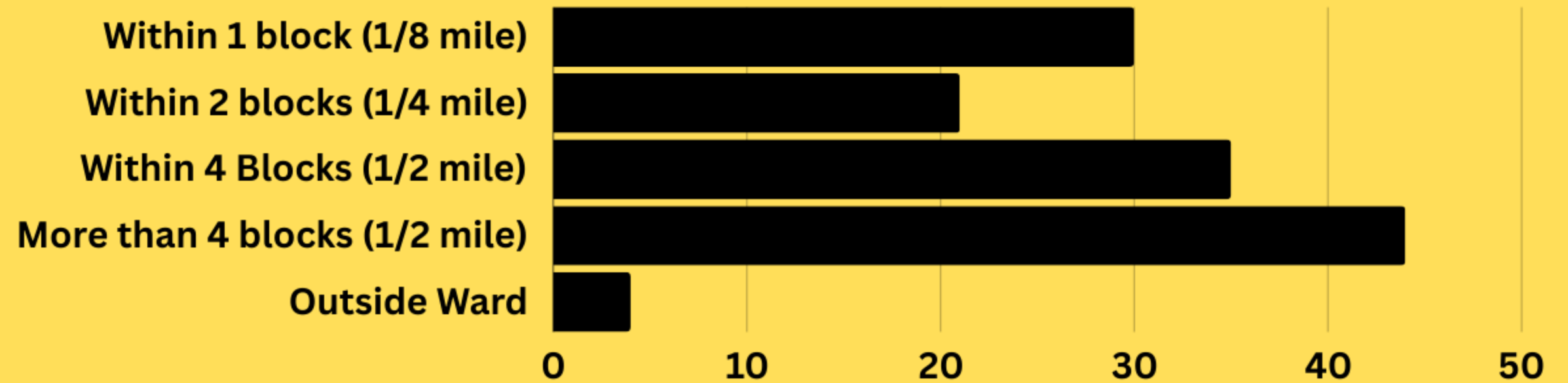
More information can be found at
<https://www.49thward.org/7015nsheridan>



136 RESPONDENTS



How far away do you live from the proposal site?



KEY FOR BAR GRAPHS



Aggregate



Within 4 Block



Within 1 Block



More than 4 Blocks

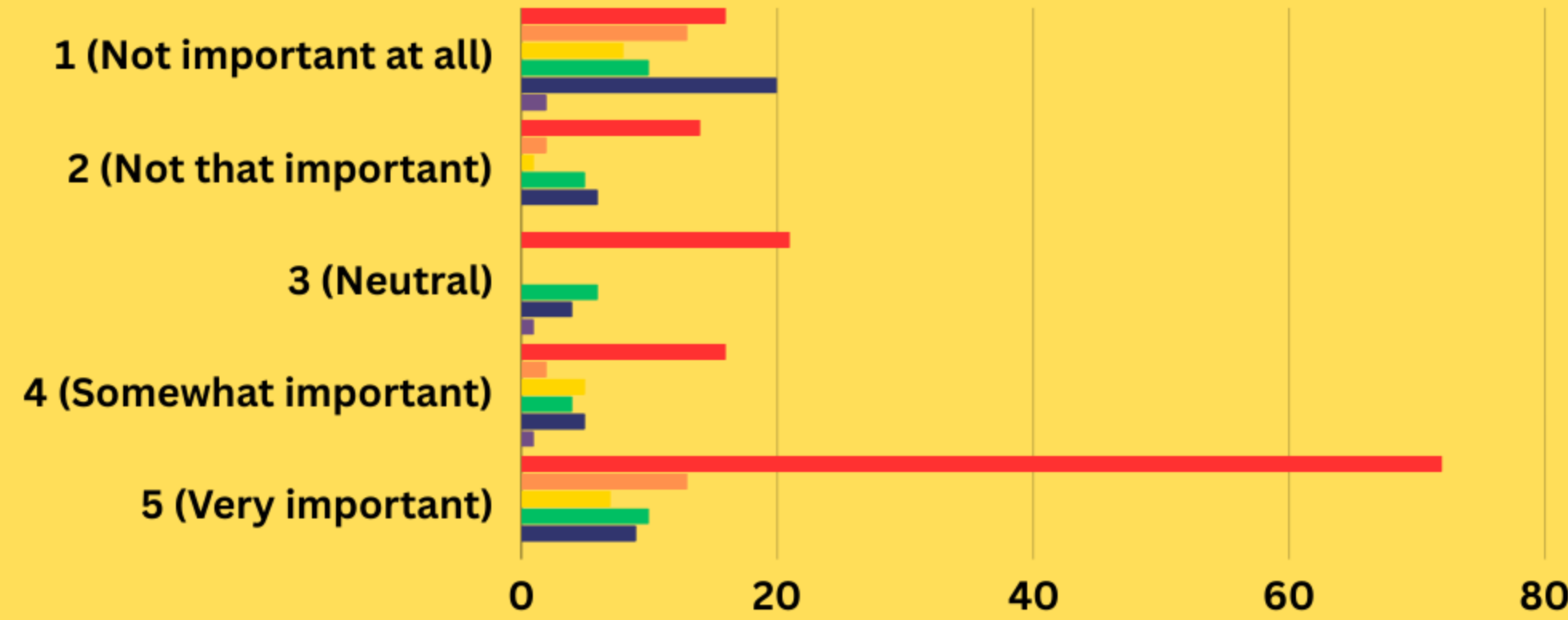
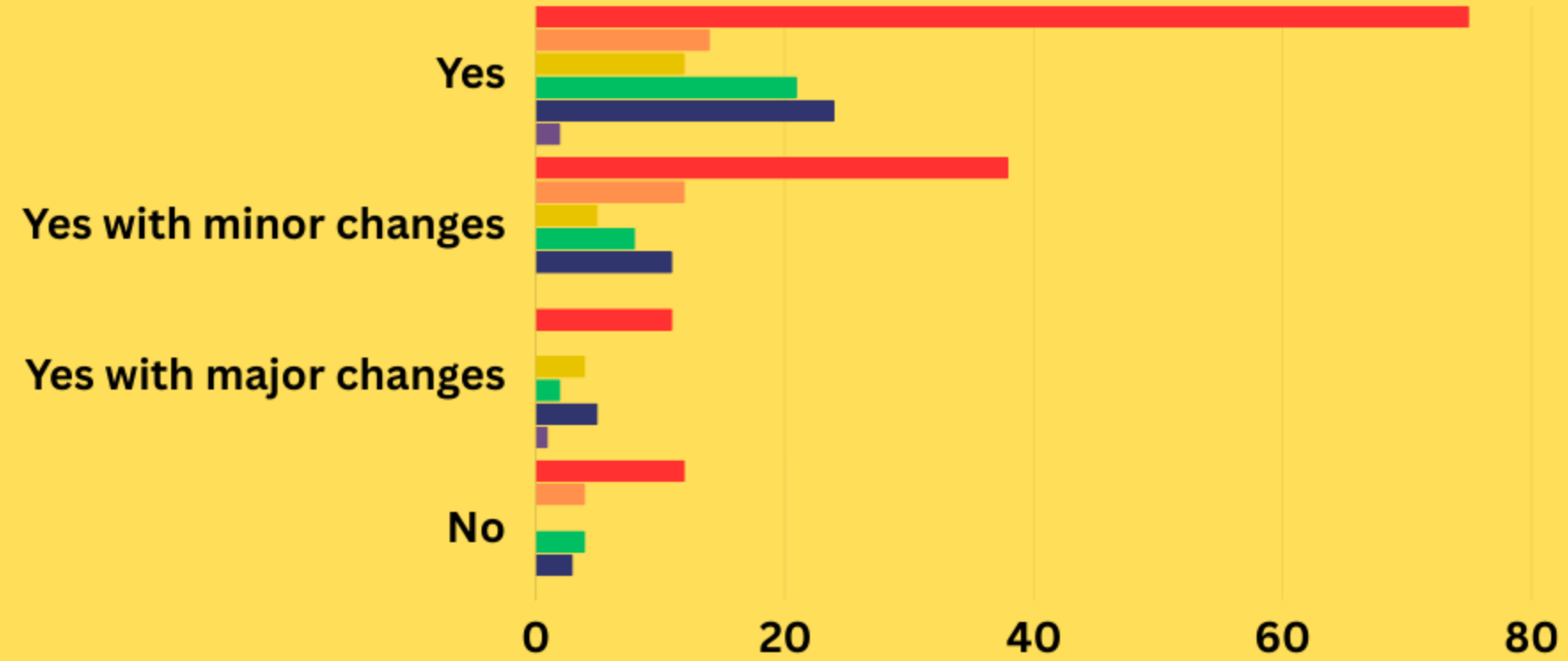


Within 2 Block



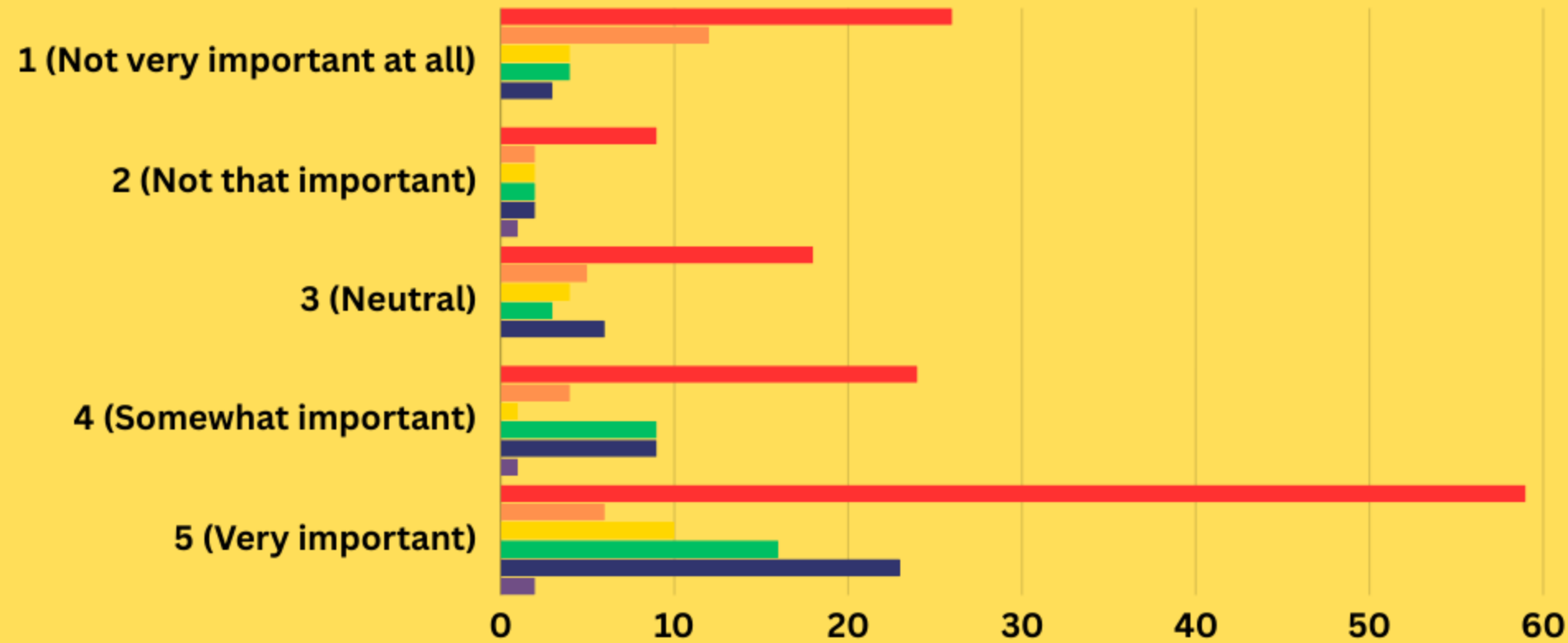
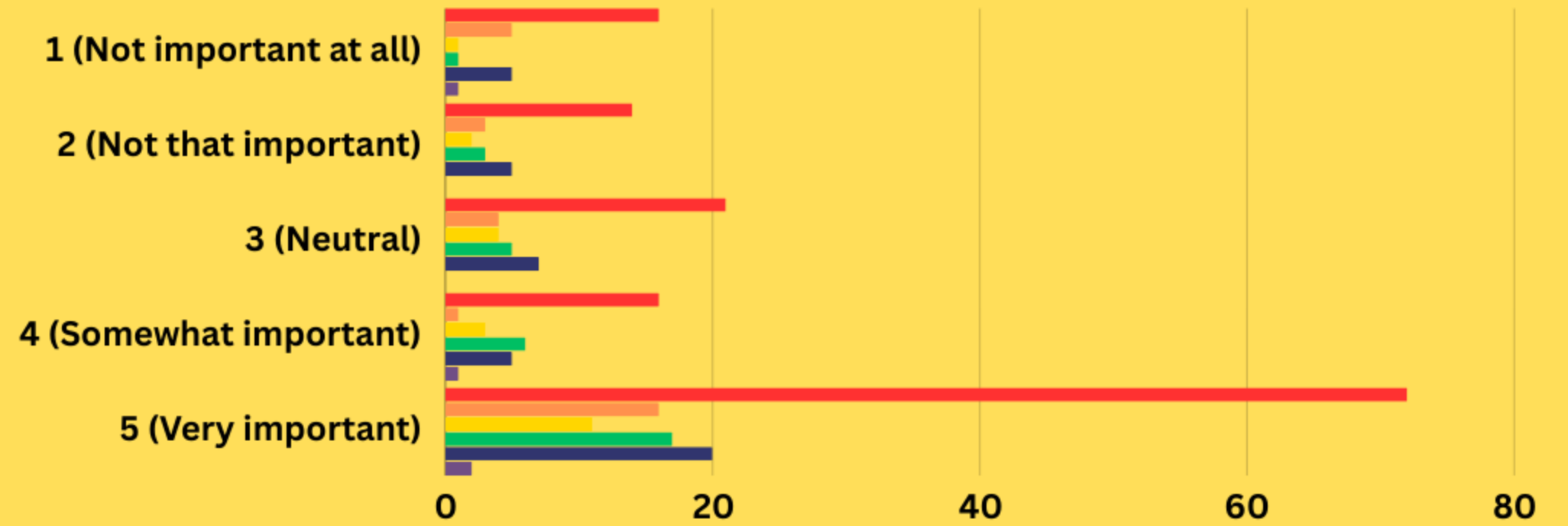
Outside Ward

The applicant is requesting a zoning change from RT-4 to B2-3 to add 20 additional units onto the property they currently own at 7015 N. Sheridan. Would you support this zoning change in its current form?



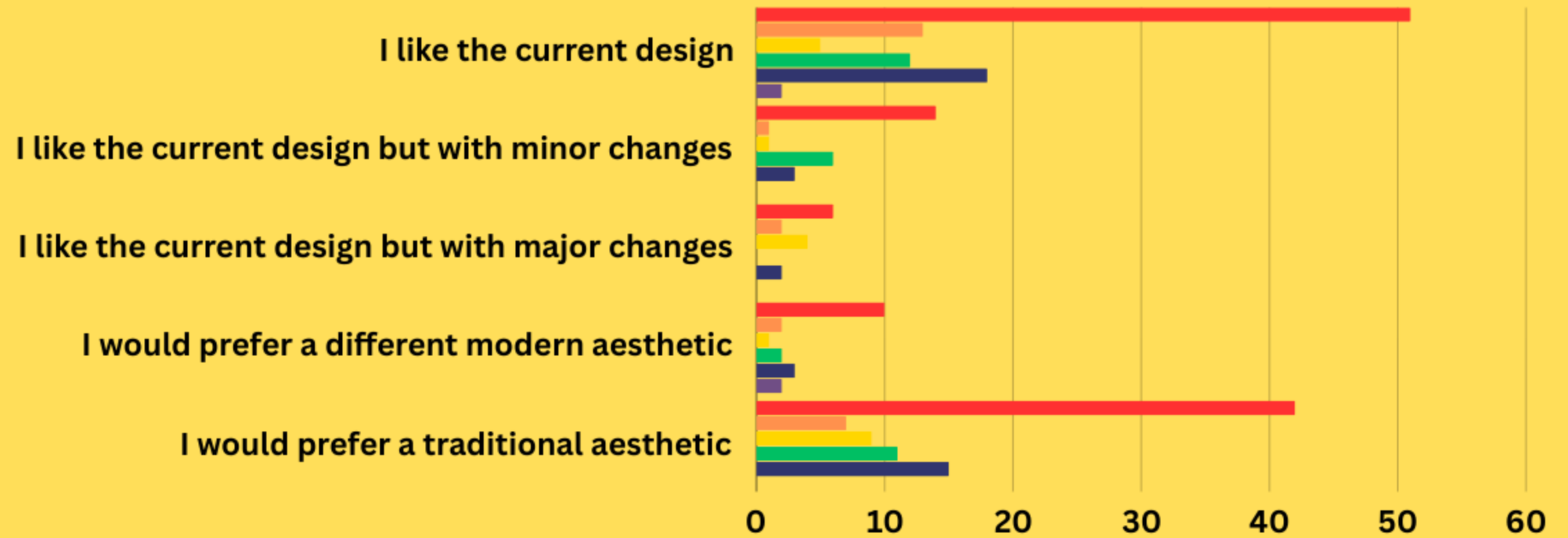
How concerned are you about parking in the area with the addition of twenty units? (The development will have ten parking sites on-site per the city's TOD ordinance)

How important is it to you to add additional housing units in the ward?



How important is it to you to add additional affordable housing units in the ward?

How do you feel about the architecture of the proposal?



Additional Comments

- Many respondents felt this was a good replacement for a single family home, has good-sized units, there were affordable units included, and appreciated the owners will live on-site still
- Many respondents like the ETOD elements of this project
- Some expressed concerns about tearing down a single-family house for a denser proposal and if this project would set a precedent in the neighborhood for other similar developments
- Some neighbors expressed concerns regarding the density of the development, the impacts on nearby traffic and congestion, and environmental concerns
- Many neighbors expressed concerns regarding around parking and that there should be at least one parking space per unit
- Many respondents felt this development was served well by transit and that residents would more likely not own a personal vehicle
- There was a wide range of opinions regarding the architecture of the proposal - some felt it doesn't blend well with neighboring buildings while others felt Rogers Park needs more modern architecture
- Some respondents felt that no new development should be allowed inside the Lakefront Protection zone, or limiting it severely to development within current zoning