



LAKE VIEW CITIZENS' COUNCIL

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The following is a 4 page summary of the 60 page report that was provided to Alderman Tunney on February 15, 2008.

Lake View Citizens' Council (LVCC) conducted an online survey in January/February 2008 of Lakeview residents and business owners on a proposed Planned Development at Clark, Addison and Sheffield. Despite numerous requests, the Developer has not provided the 44th Ward or LVCC with a copy of their presentation from 1/23/08.

Neither LVCC nor respondents received any compensation or consideration for the survey. The survey was shared in draft mode with the Alderman, the LVCC Executive Board, and LVCC branch presidents and CDDC representatives to get their feedback on what questions should be included.

The survey was posted to the LVCC website and emailed to 2,541 Lake View residents and business owners on January 25, 2007, two days after a community meeting at the Stadium Club at Wrigley Field. During the three weeks the survey was live, 970 people took part in the survey.

The survey results were compiled both for all of Lake View and then by individual branch. Several questions were opened ended and/or allowed additional comments. Full responses were provided to the Alderman and the LVCC Executive Board.

	Number of Response(s)
Belmont Harbor Neighbors (BHN - East of Halsted, North of Belmont)	72
East Lake View Neighbors (ELVN - North of Addison, East of Clark)	173
Hawthorne Neighbors (HN - South of Addison, West of Clark to Racine)	83
Sheil Park Neighbors (SPN - South of Addison, West of Racine)	50
Southport Neighborhood Association (SNA - North Addison, West of Clark)	205
Triangle Neighbors Association (TNA - South Addison, between Clark/Halsted)	81
I do not live or work in Lake View	8
Other LVCC Branch not listed above	106
Other	59
Partial Responses	133
TOTAL SURVEY RESPONSES	970



Based on the information you have so far, are you supportive in allowing the proposed planned development to be built at Clark, Addison and Sheffield?

	Response Ratio
Yes	25%
Undecided	21%
No	53%
Total	100%

Business owners tended to say “yes” more often than residents based on the names we recognized in the file.

55% of the people who said “yes” were not scared with precedent setting (Q7). 87% of the people who said “yes” thought the proposal would have a positive or very positive impact on the long term survivability of the neighborhood.

How important are the following attributes of the proposed development in forming your opinion?

We asked members to ‘force rank’ ten items. We then looked at the “Top 3” most important elements (e.g. respondents gave either a “8”, “9” or “10”).

1. Traffic flow (pedestrian and cars) around the structure
2. Size (height / square footage) of the buildings
3. Impact of the structure on existing residents within 5 blocks
4. Density
5. Retail mix and building use (hotel, apartments, grocery, pharmacy)



Please indicate the degree to which you agree/disagree with the following statements about the uses currently proposed for the property.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly Disagree	Somewhat Disagree	Neutral	Somewhat Agree	Strongly Agree
There is a need for a hotel (e.g. Hyatt) at this location in Lakeview	26%	14%	12%	26%	23%
There is a need for studio - 1 bedroom apartments at this location	39%	21%	21%	12%	6%
Being close to the Addison 'el' stop will limit car traffic	37%	23%	12%	21%	8%
The neighborhood can support a large structure on non-Cubs days	25%	19%	14%	26%	17%
The neighborhood can support a large structure on Cubs days	46%	16%	12%	14%	12%
Traffic will be more difficult for those working/shopping in the area	10%	6%	7%	20%	58%

Would the following attributes make you more likely to support the proposal?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Much Less Likely	Somewhat Less Likely	Neutral	Somewhat More Likely	Much More Likely
Reducing the size to current zoning of B3-2(50') - B3-3(65')	8%	7%	28%	34%	22%
Reducing the amount of parking in the structure (lower than 500 spots)	33%	18%	29%	15%	5%
Increasing the amount of the parking in the structure (over 500 spots)	19%	12%	28%	26%	15%
Upgrading the development to be "gold" or "platinum" Green certified	7%	4%	44%	30%	15%
Setting aside over 10% of units (required) for lower income people	33%	12%	33%	13%	9%
Having the developer co-fund other projects to improve neighborhood	10%	5%	28%	35%	22%
Existing business tenants guaranteed same 'rent' in new structure	12%	5%	44%	24%	14%



Does the outcome for this property scare you regarding "precedent setting allowances" for other properties in the area?

	Response Ratio
Yes	62%
Undecided - Don't Know	18%
No	18%
No Responses	<1%
Total	100%

Please rate the following concerns by your perception of the impact to your quality of life if the proposed development is built?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Very Negative	Negative Impact	Little/No Impact	Positive Impact	Very Positive
The way you travel in the area - to work, school, or home	33%	29%	35%	1%	2%
The bar scene along Clark Street - both game and non-game days	21%	24%	34%	15%	6%
The rate of crime in the area	16%	23%	41%	16%	4%
The amount of smaller, independently owned shops in the area	33%	37%	19%	8%	3%
The long-term sustainability and vibrancy of the neighborhood	23%	22%	17%	24%	14%