

November 11, 2019

TO: BZA Members

FROM: Frances Rogers
1116 Morse St. N.E

SUBJECT: Opposition to BZA Case 20143

I am submitting this letter in opposition to the application from Grand Realty LLC, for special exceptions to exceed the “matter-of-right” regulations for the existing structure at 1117 Morse Street, N.E., which also includes a plan to construct an accessory structure. I live directly across the street and the taller the structure, the less sunlight I receive. The existing raised structures diagonally across from me have already diminished my sunlight access. I can imagine how the homes on either side of 1117 Morse Street will be directly affected by the loss of sunlight, and air circulation in the rear of their homes. I strongly oppose approving exceptions that allows 3 unit dwellings in this zoned area. Granting exceptions and variances should be rare, especially since RF-1 is zoned to have row houses limited to no more than 2 units. Additionally, to approve an accessory dwelling unit will set a precedence that once started, cannot be reversed without new regulations. The case description provided for 1117 Morse Street in the proposal is confusing. The principal dwelling is not detached but is actually an attached row house, and there is not currently an existing accessory structure to be used to make a second-story third principal dwelling. (pictures attached)

I have additional concerns:

- The residual damage done to the existing life-long resident home’s i.e., foundation and wall disturbances, yard destruction, debris that lands on neighboring roofs, and effect on chimneys during the long building process.
- The construction noise levels, smells and dust that seniors and retired people have to endure.
- The old and aging infrastructure cannot handle the additional demands.
- During construction, the already lack of street parking is increased by the trucks. - Residents in the recent 3 unit developments do not park in their designated parking space off of the alley, thus also contributing to the existing lack of parking.
- Three unit dwellings increase the density of the neighborhood.

- Residents of the 3 unit dwellings do not join in the community atmosphere. However, the residents of the newly remodeled single family homes tend to be more community oriented.

In closing, I have included pictures of 1115 Morse Street. This single family home was bought in December 2017 gutted and remodeled by "matter-of-right," and completed and sold April 2018. Developers do not need to make 2 and 3 unit dwellings. There are many available families who want a single-family dwelling.

Attachments:



PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING
APPLICATION NO.
2014-3
ON
[REDACTED]
THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF CHICAGO HAS SET A PUBLIC
HEARING TO BE HELD ON THE ABOVE
APPLICATION AT 11:00 A.M. ON [REDACTED]
AT 111 N. STATE ST. CHICAGO, IL 60610







1115



