

46 Ward Zoning and Development Committee

Monday, August 31, 2015

7:00pm

Weiss Hospital, Auditorium

Organizations in attendance:

Uptown United, North Uptown Neighbors Association, East Lake View Neighbors, Uptown Chicago Commission, Buena Park Neighbors, 555 W. Cornelia, Clarendon Park Neighbors, Graceland Wilson Block Club, Beacon Block Club, Magnolia-Malden Block Club, Dover Street Neighbors, Truman Square Neighbors, Lakeside Neighbors Block Club, Friendly Tower (920 W. Wilson), 4343 Clarendon, 700 W. Bittersweet, 828 W. Grace, 3660 N. Lake Shore Drive, Marty Tangora (historic structures), Mark Zipperer (real estate), Luke Sauer (retail), Chester Kropidlowski (traffic)

Announcements:

East Lakeview Neighbors Octoberfest and General Meeting regarding Wrigley Field. Maryville - JDL is partnering with Harlem Irving for another revision.

Presentations:

1. Uptown Square Historic District

Alderman Cappleman requested the Historic Preservation Division of the Chicago Department of Planning and Development to create a city historic district based on the federal historic district boundaries. Eleanor Gorski and Matt Crawford, Department of Planning and Development, Landmarks Division presented the plan to begin this process. The Chicago Commission on Landmarks will hold their monthly meeting on Wednesday, September 2 at 12:45 p.m. where they will discuss beginning the process to create this district, which can take up to 12 months. Properties generally front on West Lawrence Avenue from North Magnolia Avenue to east of North Sheridan Road, and on North Broadway between West Wilson Avenue and West Gunnison Street, and on North Racine Avenue between West Leland Avenue and West Lawrence Avenue, and on West Leland Avenue between North Racine Avenue and North Winthrop Avenue. For more information, please go to james46.org/projects/46th-ward-zoning-development-committee/

2. 975 W. Wilson (SE Corner of Wilson and Sheridan)

Mark Heffron from Cedar Street presented a proposal that includes a zoning change from B3-2 to B3-5 for a 79 ft., 7 story building with 138 units. The developer is looking to have a reduction in parking requirements by proposing 52 parking spaces. This project was presented to the Clarendon Park Neighborhood Association on August 6 and had unanimous support from the neighbors that attended. At this meeting, members expressed concerns about the architecture, private alley and access for building on the east side of the parcel, less parking and more retail. Money going toward the Uptown Open Space Impact fees were discussed.

Result: Zoning change accepted by committee based on the project presented to the community.

Yes:

Uptown United, North Uptown Neighbors Association, East Lake View Neighbors, Uptown Chicago Commission, Buena Park Neighbors, 555 W. Cornelia, Clarendon Park Neighbors, Graceland Wilson Block Club, Beacon Block Club, Magnolia-Malden Block Club, Dover Street Neighbors, Truman Square Neighbors, Lakeside Neighbors Block Club, Friendly Tower (920 W. Wilson), 4343 Clarendon, 700 W. Bittersweet, 828 W. Grace, 3660 N. Lake Shore Drive, Marty Tangora (historic structures), Mark Zipperer (real estate), Luke Sauer (retail), Chester Kropidlowski (traffic)