

46th Ward Zoning and Development Committee

Meeting Minutes

January 28, 2013

Weiss Hospital Conference room, 7:00 pm

Next Meeting: February 25th, 7:00, Location TBD

Organizations in Attendance: Uptown United, Uptown Chicago Commission, Gill Park Co-op, Buena Park Neighbors, ONE, 4250 N. Marine, 4300 N. Marine, 4343 N. Clarendon, Clarendon Park Neighbors, 4550 N. Clarendon, Graceland Wilson Neighbors, Beacon Block Club, Magnolia-Malden Block Club, Lakeside Neighbors Block Club, 920 W. Wilson, 700 W. Bittersweet, 828 W. Grace, 555 W. Cornelia, Mark Zipperer

Announcements: Ald. Cappleman reviewed the steps that have been taken to this point in the review in the review process, and explained what will happen in the next steps.

- 2 general public meetings (Nov 14 and Dec 13) and several meetings with condo boards and community groups
- Presentation at this meeting ahead of initial committee discussion
- Developer will have further discussion with the City, Alderman and community before finalizing plans
- At least one more meeting between the developer and committee before the committee could take advisory vote on the project

Presentation: Jim Letchinger from JDL presented proposed plans for the Maryville site at Clarendon/Montrose. Proposed plans can be viewed at: <http://www.hparchitecture.com/projects/residential/high-rise/?pid=2010>

Discussion:

Updates to plan proposal from prior presentation?

- Reduced retail space to 30,000 sf, aiming for smaller grocer, Mariano's no longer part of the discussion
- The podium base has been lowered from 42 ft to 38 ft, one level of parking brought above ground

What will be done with the property east of Clarendon?

- Decision to be made by the community and committee.
- Proposed uses: Turn over to the Park District to create more park space, reuse of historic building, restaurant

Request made for bird friendly design features

How much affordable housing will be built in the plan?

- Current proposal is for 5% built, remainder paid into the Low Income Housing Trust Fund.
- Open to community and committee input
- Clarendon Park Neighbors supports more affordable units being built in the building

Architecture clarifications? Planting ledges and balconies, tinted glass, window treatments installed by building management

The amount of expected TIF revenue is lower than previously discussed because of the reduction in the amount of retail space. Expected \$26-28 million.

Low Income Housing Trust Fund payment could be \$8-12 million

What traffic improvements will be made?

- Developer still in consultation with CDOT
- More signalization and left turn lane onto Montrose

What is the construction schedule?

- Goal is break ground by the end of 2013
- Site will be cleared immediately before construction
- South building will be constructed first

Does the developer currently hold title? No

How many floors will be the buildings be? The south building will be 35 stories tall, the north building will be 10 stories tall

Adjourned: Ald. Cappleman adjourned the meeting at 8:00