Minutes

46th Ward Zoning and Development Committee
Monday, April 22, 2013
7:00pm
Weiss Hospital Auditorium

Next Meeting: TBD (Next regular meeting date, May 27, falls on the Memorial Day holiday)

Organizations in Attendance: Uptown United, East Lakeview Chamber of Commerce, Uptown Chicago Commission, ONE, 810 Grace, 555 W. Cornelia, Buena Park Neighbors, 4250 N. Marine, 4300 N. Marine, 4343 Clarendon, Graceland Wilson Block Club, Dover Street Neighbors Block Club, Beacon Block Club, Magnolia-Malden Block Club, Lakeside Neighbors Block Club, Gunnison Block Club, 920 W. Wilson, 700 W. Bittersweet, Mark Zipperer, Marty Tangora

New Developments:
Presentation: 4520 N. Beacon, Dave Gassman (Developer) and Victor Drapszo of Red Architects.

Request has been approved to upzone this property RS-3 to RT-4. The proposed project is an adaptive reuse of the existing building. The building would be modified to add 8 feet of height and use would be changed to create 24 units of market rate rental housing. The existing footprint of the building, parking lot, landscaping and curb cuts would remain as is. Some improvements will be made to security and landscaping as part of the reuse. The developer intends to keep the existing gorilla statue on the property.

This proposal had been previously reviewed and approved by the Beacon Block Club. More information will be presented in the future regarding the specific design details of the building.

Presentation: 4608 N. Malden, Victor Dziekiewicz of DesignBridge Architects

Request made to upzone the property from RT-4 to RM-4.5 for the purposes of building an 18 Unit condo development. Zoning relief was also requested from the rear open space requirement under RM-4.5

Marty Tangora spoke against the requested change with respect to the historic nature and low-density zoning of Sheridan Park.

The request was denied by the committee by voice vote. No committee members voted in favor of the change.
Announcements/ Updates:

Uptown Theater: The theater was in Building Court on April 15. An inspection was ordered, the next court date is June 17.

Sarah’s Circle: Special Use approved at April 19 Zoning Board of Appeals for 4750 N Sheridan in order to consolidate the program at this location. Currently, the day program is located at 4750 and the overnight program at Uptown Baptist.

This Special Use stipulates that the program be limited to 50 beds.

Preston Bradley Center: Representatives from Truman Square, Gunnison and Lakeside Neighbors met April 8 at the Preston Bradley to discuss a zoning change from R to B3-3. This zoning change will allow the building to get a Performing Arts Venue (PAV) license to expand it’s theater programming. This will also allow for other potential future commercial uses of the building spaces. Other existing functions of the building will not be affected. The building currently has a Special Use approval for a shelter, which will remain in place. The church function of the building will continue as a “legal nonconforming” use.

This proposal was endorsed by the groups in attendance with the stipulation that the Preston Bradley Center create a Good Neighbor Agreement with the block clubs.

Sonic: The Special Use for the Sonic Drive-thru was approved at the March 15 Zoning Board of Appeals. Sonic is currently working toward acquiring building permits, and hopes to have the restaurant open by the end of the summer.

Cuneo Preservation meeting: A meeting was held April 17 at the Green Exchange by Baum Realty. Members of the committee were invited to tour this building as an example of what could be done with the Cuneo Hospital building at the Maryville site.

Agreement was reached by the committee to further explore adaptive reuse of the Cuneo building. Past discussion had centered on the idea of the building being run as a non for profit, and it was noted that this was the first discussion of a for profit use and feasibility of this would need more input from the sellers and JDL, the developer that holds the contract on the property.

The committee voted to endorse further exploration of the proposal, with a time allowance of up to one month for a preliminary agreement between JDL development and Baum Realty, subject to approval by the seller. 6 committee members voted against further exploration.

JDL/ Maryville: JDL is currently in discussion with DHED to incorporate their comments prior to presenting a finalized proposal to the committee.