46 Ward Zoning and Development Committee
Monday, April 27, 2015
7:00pm
Weiss Hospital, Auditorium

Organizations in attendance:
Uptown United, East Lake View Neighbors, Northalsted Merchant’s Association,
Uptown Chicago Commission, Gunnison Block Club, Gill Park Co-op (810 Grace),
Buena Park Neighbors, 3900 N. Lake Shore Drive, 555 W. Cornelia, Buena Park
Neighbors, 4250 N. Marine Drive, 4300 N. Marine Drive, 4343 N. Clarendon,
Clarendon Park Neighbors, 4550 N. Clarendon, Graceland Wilson Block Club, ,
Beacon Block Club, Magnolia-Malden Block Club, Truman Square Neighbors,
Lakeside Neighbors Block Club, 700 W. Bittersweet, 828 W. Grace, 3660 N. Lake
Shore Drive, Mark Zipperer (real estate), Luke Sauer (retail)

Announcements:
JDL is back under contract for the Maryville property at Montrose and Clarendon.
Next will need to meet with Department of Planning with revisions to project.

Presentation:
David Gassman presented plans and answered questions for the proposed
development at 3817-45 N. Broadway. Developer proposing 7-story mixed use
development with basement parking, first floor retail, second floor office, and 3-7th floor
apartments. 93 residential units and 93 parking spots. This project will be a Planned
Development. The developer requested a zoning change to bring all separate addresses to the
same zoning designation. Currently, the property is zoned B1-2, B3-2, B1-5, and B3-5. The
developer is requesting that the entire property is zoned to B3-5. Working with Landmarks to
preserve historic “eagle” building at the corner of W. Sheridan and Broadway.

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

Yes:
East Lake View Neighbors, Northalsted Merchant’s Association, Uptown Chicago
Commission, Gunnison Block Club, Gill Park Co-op (810 Grace), Buena Park
Neighbors, 3900 N. Lake Shore Drive, 555 W. Cornelia, Buena Park Neighbors, 4250
N. Marine Drive, 4300 N. Marine Drive, 4343 N. Clarendon, Clarendon Park
Neighbors, 4550 N. Clarendon, Graceland Wilson Block Club, , Beacon Block Club,
Magnolia-Malden Block Club, Truman Square Neighbors, Lakeside Neighbors Block
Club, 700 W. Bittersweet, 828 W. Grace, 3660 N. Lake Shore Drive, Mark Zipperer
(real estate)

Abstain:
Uptown United – Outside of geographic area
Luke Sauer (retail) – Associated w/ project