Minutes

46th Ward Zoning and Development Committee
Monday, August 26, 2013
7:00pm
Weiss Hospital Auditorium

Housekeeping:
Ward office staff updates:
Dana Fritz is leaving the 46th Ward staff and will be taking the position of Chief of Staff for 33rd Ward Alderman Deb Mell. Tressa Feher, the 46th Ward Chief of Staff, will be on maternity leave starting in late October or early November.

Committee contacts:
Every organization represented on the committee is requested to reconfirm that primary representatives are listed on the roster, and that primary and secondary representatives are receiving email communications via the distribution list.

New Developments/ Zoning Changes:

Maryville/ JDL proposal: Still in process with DHED. Reductions in number of units, size of retail, and amount of TIF have been proposed. If necessary, we will call one or more additional special meetings to review the new proposal before it comes back to this committee, or we hope to review at September and October meetings.

3901 N. Broadway: Not moving forward right now with B3-5, zoning change with parking variance was rejected by ZA. Currently they are trying to acquire the adjacent parking lot to the north. The current plan is propose a Planned Development

3800 Block of Broadway: ELVN rejected blanket upzoning without a proposal, developer is currently working on plans.

Updates:
FLATS developments:
- No. 1020 Lawrence—Still in the design process and will not be releasing any formal dates permits are issued.
- No. 1325 Wilson—Undergoing a total gut rehabilitation and expect for partial occupancy 3/1/14 and final occupancy 12/1/14. Heritage Ourpost is only confirmed retail tenant. The roof deck will only be for residents.
- No. 1025 Sunnyside—Will maintain commercial. The ground floor will be retail and the 2/3rd floors will become office. Under contract for or negotiations on 50% of the building. First office tenant expected to take occupancy on 12/1/13—at that time all exterior and
common areas will be complete. Tenant Improvement based construction will remain ongoing until fully occupied.

- No. 1050 Wilson—Looking at several options, have had a good amount of interest from commercial users. Goal is to find a strong pedestrian user who will enhance the local community through Arts and Entertainment. In the meantime, plan to use No. 1050 as a FLATSstudio – www.flatsstudio.com. Beginning late next month—Chicago Artist Month (DCASE) will be using the space for one month.

Hotel Chateau (3838 Broadway): Vacated in July, construction permits applied for, no timeline for construction or occupancy.

3920 N. Broadway (Nail Salon) Special Use: Business moving from the Chateau, needs a special use due to proximity to other salons (including current location). Special Use endorsed by ELVN, pending date for ZBA, notices have not gone out.

4700 N. Racine (Darlington Hotel) Special Use: Existing business getting proper licensing. Endorsed by Mag-Malden neighbors, notices are out, expected on Sept. 20 ZBA agenda.

4853 N. Broadway (Payday loan) Special Use: Approved over the objections of Ald. Cappleman, Ald. Osterman, SE Asia Center and Uptown United. ZBA reluctant to shut down an existing business.

920 Cullom: Zoning variance granted, permits have been issued, construction pending.

4753 N. Dover: Zoning change rejected, Landmarks approved design, building permits applied for, zoning review is pending.

Sonic: Building materials issues have been resolved, permits applied for, expected opening by the end of 2013. Sign permits pending.

Broadway/Lawrence Pedestrian street: The 6-corner Pedestrian Street Zoning designation will be temporarily lifted from this location to allow building owners to put billboards on the outside of the buildings. Ald. Cappleman and Uptown United have agreed that billboards are in keeping with the aesthetic of the Entertainment District. Uptown United has developed signage guidelines and Ald. Cappleman has agreed that they will be able to review any sign permit plans for the ED before he signs off on them.

- Regarding the Borders building: They are asking for an off-premise advertising billboard, which would generate rent revenue. The commitment that has been made is that they will hold out for Entertainment District tenants. Prospective tenants have been turned away because they wouldn't be in keeping with the Entertainment District. Arts users are typically able to offer lower rents, so the extra revenue from the billboards will allow the landlord to offer rents that are appropriate to the tenants we want to see in those spaces.

- Regarding the Uptown Broadway Building: They are too close to a residential zone to
qualify for an off-premise billboard, so theirs would need to be on-premise (i.e. advertising a business that is in the building), so it would hopefully help them increase their business but wouldn't necessarily be an outside source of revenue for the owner.

**Update/ Feedback regarding Wrigley Field renovations (Chester):** Concerns expressed over direction and late hours that the field lights stay on, handling of the concert rain delays, and future noise and lighting from the approved jumbotron.

Next meeting: Monday September 30, 7:00pm location TBD