46 Ward Zoning and Development Committee

Monday, September 29, 2014

7:00pm

Gill Park Field House

Organizations in attendance:

Uptown United, East Lake View Neighbors, 3900 N. Lake Shore Drive, 555 W. Cornelia, Beuna Park Neighbors, 4250 N. Marine Drive, 4300 N. Marine Drive, 4343 N. Clarendon, Clarendon Park Neighbors, 4550 N. Clarendon, Graceland Wilson Block Club, Dover Street Neighbors Block Club, Beacon Block Club, Magnolia-Malden Block Club, Truman Square Neighbors, Lakeside Neighbors Block Club, 920 W. Wilson, 700 W. Bittersweet, 828 W. Grace, 3660 N. Lake Shore Drive, Mark Zipperer (real estate), Marty Tangora (historic structures), Chester Kropidlowski (traffic), Luke Sauer (retail)

Announcements:

- Alyssa Berman-Cutler from Uptown United discussed the need to collect signatures for the expansion of the SSAS #34
- Chester Kropidlowski from East Lake View Neighbors talked about the ELVN Oktoberfest on Sunday, October 5, 3:30-7:30pm.

Presentation: Sedgewick Properties Development Corporation presented updated plans for the proposed development at 3901 N. Broadway. The plans can be viewed at: [3901 N. Broadway Presentation (updated 9-5-14)]

Discussion:

Updates to plan proposal from prior presentation based on community input

- Reduced height 3 stories and 26 feet, from 196 feet to 170 feet
- Reduced units by 20% and decreased building size (FAR) by over 30,000 SF
  - Original was 120 units, revised is 101 units
  - Original FAR was 134,771sqft, revised is 101,630 sqft
- Parking increased from 0.5 spaces per unit to 0.7 spaces per unit
  - Original plan had 60 spaces, revised has 68 spaces
- Moved building to the West corner to create a 20’ side yard
Parking questions

There is also concern that the Sheridan/Broadway intersection is already dangerous; an increase in traffic will only make it more so. Street parking will be

- How do cars get in and out of building? There will be two entrances and exits, one on Sheridan and one on North Broadway so it won’t all enter and exit onto one street.
- There is concern that the increased traffic generated will make the already dangerous intersection of Broadway/Sheridan more dangerous. Has there been a traffic study done to show impact? Developers aren’t convinced that it will generate more traffic. There will have to be a traffic study done.
- Are you going to offer replacement parking to removed street parking? We are going to increase parking by 4 spaces.

At some point in the future will you be able to convert over to condominiums?

- The units have been designed as 1-3 bedrooms so they are larger and easier to convert to condos. Converting them to condos is not there intent. However, its not out of the question since the units will be designed to a condo level.

Have you done your research on whether or not a LEED building can be built on brown field site with existing gas tanks that are 60+ years old?

- The site will have to be remediated pursuant to the state and federal regulation. Initial analysis shows that they could qualify for a LEED. Project will be processed as a planned development going forward and under the city’s guidelines it will be required to be at least basic LEED certified.

Based on current zoning, what kind of building is now allowed that won’t require community input?

- B-32, meaning 20 residential units or a 4 story commercial box with a height of 50 ft.

There is very little support from neighbors on Pine Grove who this project will impact most directly. They prefer to not change the current zoning for the property.

Can we hear from MidAmerica and their thoughts on the retail portion? Will it get filled? Paul Bryant from MidAmerica is confident that space will get leased.

Committee concerns:

- What height can we all live with? No higher than the Chateau.
- Who covers cost of remediation? Can site be remediated by current owner?
- With the current zoning can a developer get a good return on investment? Probably not.
• Motion to reject upzoning to B-35 and go on record that we are open to proposals of new building that is approximately the same height as the Chateau – Motion passed with hand vote: 19 yes, 2 opposed, 2 abstentions.