

41st Ward Zoning Advisory Committee

June 7, 2023
6:30 PM

Olympia Park
6566 N. Avondale Ave.

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:44 pm
COMMITTEE MEMBERS & ATTENDEES	Frank Icuss, Mike Emerson, John Kwasinski, Marc Pelini, Emily from Oriole Park on behalf of Liz, Tony Chiavola,

Meeting started with a motion to approve the minutes from April 5, 2023 by Tony, 2nd by John. Minutes approved

Project Representatives

Gerard Alan Coyne - Developer

Sara Barnes – Lawyer

Robert Link – Architect

SUBJECT	6558 N. Milwaukee Ave.
QUESTIONS / CONCERNS	<p>6558 N. Milwaukee Ave. – Requesting a change in zoning from B3-1 to B2-2 to develop a three story building with 9 residential units and 9 on-site parking spaces. Building will be 35ft tall at 3 stories. Units will all be 3 bedroom and 2 bathroom units. Units will be 1370 SF. Ground floor will be handicap accessible. Full sprinkler system. All face brick with Limestone base. Condos will be sold between \$375,000 - \$425,000.</p> <p>Frank – Is there an alley? A – yes. One way alley with entrance off Imlay. How busy is that alley? A-Somewhat busy.</p> <p>Emily – Do the neighbors behind have garages? A-Yes.</p> <p>Marc – Who owns the property? A- The Contractor Mr. Coyne. Can someone rent their condo out? A-Yes but bylaws can specify no. Units are laid out well. Likes block and brick construction. Likes that it is 3 stories.</p> <p>Tony – Albion is spelled wrong on the survey. What is the max number of units at B2-2? A- 10. Will you guarantee to stay at 9 units? A-Yes, would make it a type 1 zoning change. Will you agree to make condos without option to rent? A – yes would have to be done as a convenient for the association. Do you have to remove the parking on Albion? A-Yes, city will require it. Can you do a grant of privilege to keep the parking? A-would be interested.</p>

	<p>Mike – Storm water management requirements? A- Permeable pavers or permeable asphalt in the parking area.</p> <p>Community comments: Concerns about traffic especially the Natoma alley.</p> <p>Motion to vote on proposal tonight by Frank, second by Tony.</p> <p>Vote: Frank Icuss – Yes Mike Emerson - Yes John Kwasinski - Yes Marc Pelini - Yes Tony Chiavola – Yes Emily – Not voting member.</p>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Proposal recommended by 41 st Zoning Advisory Committee		

• **Motion to adjourn by Marc second by Tony meeting adjourned at 7:44 PM.**