

41st Ward Zoning Advisory Committee

October 7, 2015
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:35 PM
ATTENDEES	Liz Dechant, Mike Emerson, Frank Icuss, David DiSanti, Marc Pelini, Tony Chiavola, John Kwasinski, John Anderson, Chris Vittorio

Project Representatives
Paul Kolpak – Attorney

SUBJECT	6556 N. Milwaukee Ave.	
	Property owner seeking Zoning change from B3-1 to B3-3 to develop 3,500 sq. Retail street level. 20 Residential units above totaling 4 floors. 5 units per floor comprised of 3, 2 bedroom units and 2,1 bedroom units. 20 parking spaces in back of the building, access from the alley. Rental Price-point is \$1750 - \$2200 per month.	
QUESTIONS / CONCERNS	<ul style="list-style-type: none"> • What would the current zoning allow? Answer – 7 Units. • What properties are being compared at this price-point? Answer - They are attracting are higher clientele. • Will retail be facing Albion? Answer – Yes. • Can more parking be added? Answer – They would look into it, may have to give up retail. • What type of businesses do you expect, considering all current vacancies? Answer – Not sure. • Can you add parking lot entrance from Milwaukee? Answer – Not sure. • How long have you owned the property? Answer – 6 months to 1 year. • Would it be more realistic to look at residential Zoning based on difficulties with retail in the area? • Left turn from Milwaukee onto Albion may pose more traffic congestion. • The current plan “as is” is not workable. Would like to see something different addressing traffic, parking and number of units. • Height is much larger than neighboring buildings. • Parking and traffic would be a major issue. • How many retail units would be expected? Answer – Depends on demand. • Aesthetics do not match the area. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Revise plans to address parking and traffic issues.	Paul Kolpak	

Motion to Adjourn Liz, Second by Tony. Meeting Adjourned 7:35 PM