

## 41<sup>st</sup> Ward Zoning Advisory Committee

March 2, 2016  
6:30 PM

Olympia Park  
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:35 PM
ATTENDEES	Mike Emerson, Christine Rosenburg, Frank Icuss, Marc Pelini, Tony Chiavola, John Kwasinski, John Anderson, Terrence Shannon, Jim Hankin, Liz DeChant

### Project Representatives

**Paul Kolpak – Attorney**

**Peter Sterniak – Developer**

**Morris Baranyk – Lawyer**

**Brendan Carroll - Developer**

SUBJECT	7021-25 N. Overhill
Seeking a change from RS-2 to RS-3 to develop two single family homes.	
QUESTIONS / CONCERNS	<ul style="list-style-type: none"> <li>● 43.72 ft. frontage.</li> <li>● FAR .65</li> <li>● 37 lots on Osceola from Ibsen to Touhy, only 14 are conforming.</li> <li>● Front access garage.</li> <li>● 4 Bedrooms and 3 bathrooms.</li> <li>● Approximately 2700 sqft.</li> <li>● Stone and Hardie board exterior.</li> <li>● Properties would fit all RS-2 criteria except frontage.</li> <li>● Marc – would like to see something written that confirms all non-conforming lots on Overhill.</li> <li>● John K – Concerned with 2 identical houses and size of the houses compared to neighboring homes. A – The will differentiate the homes. The homes are larger they the neighboring homes.</li> <li>● Terry – Does not like chimney without masonry. A – Home will not have a chimney.</li> <li>● Liz – Would like to see size and rear images. A – They will provide more detailed plans for the next meeting.</li> <li>● Liz – Would like more information on the side-yard. Concerned about space between properties. A – Requirement is 10% so 4.3’. They will comply with RS-3 side-yard requirement.</li> </ul>

	<ul style="list-style-type: none"> <li>• Liz – Are you planning to keep current curb cut for 1 driveway? A – Yes, they will require one additional curb cut.</li> <li>• Can you reduce the distance between the two homes to maintain 5 feet distance from the neighboring properties? A – Yes.</li> <li>• Frank – Will you consider mirroring the homes? A - Yes.</li> <li>• Mike – Do we really need a zoning change? A – Yes.</li> <li>• Mike – Would you be willing to attach a covenant to protect the community? A – Yes.</li> <li>• 1 Resident spoke of concern about two identical houses. Developer stated he would differentiate.</li> </ul>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
<ol style="list-style-type: none"> <li>1. Documentation confirming 14 non-conforming lots on Osceola.</li> <li>2. Revised detailed plans.</li> </ol>	Paul Kolpak Peter Sterniak	April 6 <sup>th</sup> 2016

SUBJECT	6807 W. Raven	
Seeking a change in zoning from B1-1 to B2-2 to convert a dental office into a single family home.		
QUESTIONS / CONCERNS	<ul style="list-style-type: none"> <li>• Christine – Did you consider an R Zoning? A – No.</li> <li>• Christine – Why B2-2 when it could be B2-1? A – They do not intend to knock the property down and go bigger. They are willing to attach a covenant.</li> <li>• Marc – Would prefer to see R zoning to protect future development. A – They are willing to attach a covenant.</li> <li>• John K – What could the finished property sell for? A – Not intending to sell, paid \$130,000 and plan to put \$100,000 into renovation.</li> <li>• Liz – Why are you building a 1 story? A – They are using the existing structure.</li> <li>• Frank – The property would make a good artist’s loft. Do you intend to ask for a work / live tax exemption? A – Would have to talk with his attorney.</li> <li>• Mike – Believes B2-1 would be better zoning and would allow a second floor.</li> <li>• Tony – Agrees, B2-1 would be the best option to preserve the neighborhood.</li> </ul>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

Motion to Adjourn Frank, Second by tony. Meeting Adjourned 7:35 PM