

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

March 25, 2023  
6:35 PM

Olympia Park  
6566 N. Avondale Ave.

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Dan Martin
MEETING ADJOURNED	8:00 pm
COMMITTEE MEMBERS & ATTENDEES	Frank Icuss, John Kwasinski, Marc Pelini, Tony Chiavola, Dave DiSanti, Bob Gariti, Emily Dankewycz, Dan Collins

**Meeting started with a motion to approve the minutes from October 18, 2023 by Emily, 2nd by Frank. Minutes approved**

### Project Representatives

**Valdir Barion – Property Owner.**

**Nick Ftikas – Zoning Lawyer**

**Tom – Representative Hanna Architects.**

SUBJECT	6750 N. Northwest Hwy.
QUESTIONS / CONCERNS	<p>6750 N. Northwest Hwy. – Requesting a change in zoning from B3-1 to B3-5 or possibly B3-3. Two mixed-use buildings each containing commercial space on the first floor and 3 floors of residential above totaling 41 units per building. Both buildings will contain 41 onsite vehicle parking spaces and 41 bike parking spaces. One building will have 1700 square feet of commercial space and the other will have 3200 square feet. ADA compliant. 24/7 doorman. Alarm and security system. Professionally managed. They will need to apply for an Administrative Adjustment to obtain more parking because it is a TOD.</p> <p>John- What is the bedroom design lay out? A- Combination of 1-, 2-, and 3-bedroom units. The smallest 650 square feet and the largest 1300 square feet. What are the price range of rentals? A- The units will range from \$2,100 to \$3,900 per month. Commercial will be rented at \$20 square foot.</p> <p>Emily- What are the rooftop amenities. A- Scaled back from original proposal.</p> <p>Marc- What is the breakdown of parking? A- 16 covered outdoor parking and 26 indoor garage parking per building. Two loading zones for deliveries will be designated on site.</p> <p>Frank- What is the long-term plans for the building? A- Developer plans to maintain ownership and operations of the property. Will the buildings be built separately? A- Yes, one building will be completed before the second building is started.</p>

Dan- Will short term rentals be permitted? A- No, they will not be allowed and that will be written into the lease.  
 Bob- Will the building offer commercial parking? A- No designated commercial parking, possible if not all residential parking used.  
 Mike- Why avoid the planning process? A- The city takes 8-10 months to go through the process. The city will pick the planning development it favorites. Will the developer agree to downzone after completion of construction. A- Yes, the developer agrees to downzone back to B3-3.

Community:

- Why does the proposal not include more parking? A- The city parking guidelines are 2:1 but the proposal is 1:1.
- What will the developer give back to the community in return for the project? A- Property taxes are estimated to go from \$28,000 a year to \$700,000 a year.
- Will renters be charged for parking? A- \$100 discount to rent for units who choose not to have a parking spot.
- The building should not have any rooftop amenities.
- Where are the curb cut locations? A- One curb cut will be on Northwest Highway and another on Oshkosh.
- Will Section 8 or migrants be housed in the development?
- Has a traffic study been conducted? A- No, it is not needed per city guidelines.
- Parking concerns for commercial units. A- Chamber has two parking lots and Metra offers \$2 parking.
- Can the sewer and water infrastructure handle the development?
- Why rentals and not condos? A- Financing is difficult for condo developments.
- Will there be storm water retention? A- Yes, under the garage.
- We heard the same community concerns about Starbucks. The concerns did not come to fruition.
- The proposal is too dense for the space.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

• **Motion to adjourn by Frank second by Tony meeting adjourned at 8:00 PM.**