

41st Ward Zoning Advisory Committee

December 4, 2019
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:37 PM
COMMITTEE MEMBERS & ATTENDEES	Terry Shannon, Liz DeChant, Marc Pelini, Tony Chiavola, Frank Icuss, John Kwasinski, Dan Collins, Mike Emerson

Meeting started with a motion by Terry to approve the minutes of the November 6 2019 meeting. Second by Liz. Minutes approved.

Project Representatives

Sara Barns - Lawyer

Scott Swanson – Danish Home Representative

Project Representative

Zenon Kurdziel

Bogdan Klek

SUBJECT	5001 – 5015 N. Harlem
QUESTIONS / CONCERNS	<p>5001 – 5015 N. Harlem – requesting a zoning change to develop 8 Townhomes, 4 stories, 2,500 SF. 3 bedrooms, attached 2 car garage, owner occupied, and selling price \$450,000 to \$500,000.</p> <p>Since the last meeting the developer added a hammer-head drive at the rear for cars to turn around. Fencing will be added around the whole property. Changed the front of the building and added more windows and more architecture.</p> <p>John K – Any visitor parking? A – No. Tony – What type of fencing? A – Iron with wood. Current zoning? A – B3-1 asking B2-3. Dan – Expressed concerns with parking. Frank – Expressed concerns about flooding. Liz – Oriole Park Community Council showed concerns with the size and Harlem access. Terry – Not in favor of the project. Doesn't fit in. No parking.</p>

	<p>John – Unit size? A – 2,200 SF. Plus a garage of 400 SF. Marc – How did you come up with B2-3? A – It allows number of units needed and residential on the first floor. FAR is 2.5 times the surrounding zoning. Concerned about precedent. Resident questions. Do you live here? A – no. Concerned about congestion. Concerned about garbage truck access. Concerned about emergency vehicle access.</p> <p>Vote: Terry Shannon - No Liz DeChant - No Marc Pelini – No Tony Chiavola – No Frank Icuss - No John Kwasinski - No Dan Collins – No Mike Emerson - No</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

- **Motion to adjourn by Terry, second by Frank. Meeting Adjourned at 7:37 pm.**