

41st Ward Zoning Advisory Board

July 1, 2015

6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	9:05 PM
ATTENDEES	Jim Hankin, Mike Emerson, Frank Icuss, Liz Dechant, Marc Pelini, Christine Rosenbush, Terry Shannon, Tony Chiavola, John Kwasinski, Alderman Napolitano, Chris Vittorio

Project Representatives

Lee Wolfson - Project Manager

Jack George – Attorney

Paul Kolpak – Attorney

SUBJECT	6340 N. Northwest Hwy.		
Buyer / Developer intends to develop a Starbucks. He is looking for approval of an entrance on Harlem Ave. as well as Northwest Hwy. before moving forward with the project.			
QUESTIONS / CONCERNS	What zoning changes are you seeking? Answer – None foreseen. Concerns with traffic backing up on Harlem to the railroad tracks. Concerns with drive thru cars stacking up creating traffic problems onto Harlem.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Obtain preliminary traffic study by CDOT	Lee Wolfson and Alderman Napolitano	August 5, 2015	

SUBJECT	8601 – 61 W. Bryn Mawr		
Project previously approved by the zoning advisory board. Looking for administrative review for cosmetic changes. Changes the project from one single building into two separate buildings built in separate stages.			
QUESTIONS / CONCERNS	Materials used on exterior? Answer – Precast Concrete ATMI Concerns with restaurant visibility at proposed location of the building.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
None			

SUBJECT	7349-59 W. Northshore Ave.		
Purchaser seeking Zoning change from RS-2 to RS-3 to develop 4 single family homes on the site. Property is under contract contingent on Zoning change.			
QUESTIONS / CONCERNS	Would developer be open to design changes so as to show some variation between the 4 homes? Answer – Yes. What type of exterior material would be used? Answer - Hardy siding. What type of impact would these homes have on drainage / sewer system? Answer – Not certain, will check with Dept. of Water Management. What is the price point of these home? Answer - \$700,000 plus.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Contact Dept. of Water Management to discuss impact on drainage	Paul Kolpak	August 5, 2015	

SUBJECT	5128-32 Newcastle Ave.	
Developer / Owner is seeking to divide lot in half and develop 2 single family homes. Owner recently completed an identical development at the property directly North.		
QUESTIONS / CONCERNS	<p>Would developer be open to design changes so as to show some variation between these 2 new homes? Answer – Yes.</p> <p>What type of exterior material would be used? Answer - Hardy siding.</p> <p>Concerns with setting a precedent / precedent already set with adjacent property development.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

Motion to Adjourn, Second by Liz. Meeting Adjourned 9:05 PM