

41st Ward Zoning Advisory Board

August 5, 2015
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:49 PM
ATTENDEES	Jim Hankin, Mike Emerson, Frank Icuss, David DiSanti, Marc Pelini, Tony Chiavola, John Kwasinski, John Anderson, Alderman Napolitano, Chris Vittorio

Project Representatives

Paul Kolpak – Attorney

John Higgins – Developer

SUBJECT	7349-59 W. Northshore Ave.		
Second meeting. 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	<ul style="list-style-type: none"> • What type of impact would the proposed property have on the current sewer system? Plumbing would tap into a 36” Main on Northshore and a 60” Main on Oketo. Impact would not be significant. • Can a Sewer be added in the Alley? Not feasible or needed. Property has plenty of greenspace to address water. • Would the developer consider changing elevations and design to make homes more unique? Answer – Yes • Frank Icuss presented the plan to the Edison Park Community Council. 8 members voted for the project, 7 voted against. A second meeting in Edison Park was conducted as well as a local poll. 72 voted for the project, 16 voted against the project. 		
COMMITTEE VOTE	<ul style="list-style-type: none"> • Tony Chiavola – Yes • Jim Hankin – Yes • Mike Emerson – Yes • Frank Icuss – Yes • John Anderson – Yes • John Kwasinski – Yes • Marc Pelini – Yes • David DiSanti - Yes 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
None			

SUBJECT		8353 Higgins	
Planned Development seeking a change to mixed use. Sub Area B to be purchased. Currently 775,000 sqf. Zoned for office. Looking to change 200,000 sqf. to Residential and Retail.			
QUESTIONS / CONCERNS		<ul style="list-style-type: none"> • Would green roofs be used on all building? Answer – 50% per zoning requirement. • Would subarea B have to be amended for eating and drinking establishments? Answer – An amendment would be requested. • Would it be possible to pull the residential tower back and away from Higgins? Answer - Yes, but it would be preferred as is to benefit retail. • Concerns raised about stealing O’Hare sound insulation dollars. Answer – Property not eligible for sound insulation. • Will housing be rental? Answer – Yes, mostly 1 and 2 bedroom units geared toward young professionals. • How would you accommodate families with kids? Answer – Ample greenspace with a pool on top of the parking garage. Forest Preserve is located down the block. 	
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
Bring more detailed plans including number of units and unit sizes.		Jack Higgins	None

SUBJECT		5128-32 Newcastle	
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. Second meeting.			
QUESTIONS / CONCERNS		<ul style="list-style-type: none"> • The first project on neighboring lot was never down zoned back to RS-2. Would the developer consider doing so as well as on the proposed project? Answer – Yes. 	
VOTE		<ul style="list-style-type: none"> • Tony Chiavola – Yes • Jim Hankin – Yes • Mike Emerson – Yes • Frank Icuss – Yes • John Anderson – Yes • John Kwasinski – Yes • Marc Pelini – Yes • David DiSanti - Yes 	
ACTION ITEMS		PERSON RESPONSIBLE	DEADLINE
None			

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	Preliminary Traffic study by CDOT showed no problem with a right-in right-out on Harlem Ave. Possibly need a right-in right-out on Northwest Hwy.	
VOTE – Approval pending CDOT approval.	<ul style="list-style-type: none"> • Tony Chiavola – Yes • Jim Hankin – Present • Mike Emerson – Yes • Frank Icuss – Yes • John Anderson – Yes • John Kwasinski – Yes • Marc Pelini – Yes • David DiSanti - Yes 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Gain CDOT approval for Drive Thru	Lee Wolfson	None

Motion to Adjourn, Second by Frank. Meeting Adjourned 8:49 PM