

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

June 18, 2019  
6:30 PM

Danish Home  
5656 N. Newcastle Ave.

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:18 PM
COMMITTEE MEMBERS & ATTENDEES	Terry Shannon, Liz DeChant, John Kwasinski, Marc Pelini, David DiSanti, Dan Collins, Mike Emerson, Frank Icuss, Christine Rosenberg

**Meeting started with a motion by Marc to approve the minutes of the January 19, 2019 meeting. Second by Dave. Minutes approved.**

### Project Representatives

**Sara Barns - Lawyer**

**Scott Swanson – Danish Home Representative**

SUBJECT	Danish Home - 5656 N. Newcastle.
QUESTIONS / CONCERNS	<p>Danish Home 5656 N. Newcastle Avenue –seeking an amendment to the current planned development to expand their facility. Adding 10 independent living units, moving the kitchen, new dining room, new entrance/foyer, change exterior fire escape, remove 2 unsafe stairwells, close current driveway and add a curved driveway</p> <ol style="list-style-type: none"> <li>1. Marc – Any changes to the interior plans since January? A – No. Marc stated he would like to see the renderings. Will Hurlbut entrance be used? A-No. Would like to see the entrance more aesthetically appealing. Is it likely you will use the proposed additional parking? A- Highly unlikely. Marc asked if possible to avoid removing any trees. A – They are keeping 75% of the green space.</li> <li>2. Christine – Any changes to the zoning request? A- No. Requested FAR is .6? A-Yes. Christine requested the FAR and number of units in writing. Is there an agreement with the City regarding the parking on the public way? A – Working on it.</li> <li>3. Liz – Clarify the parking along the private alley? A – Parking would be reserved on-site if needed in the future.</li> <li>4. Noah Szfraniec from the zoning department was present at the meeting. He stated that the parking on the public way would need to be approved as a grant of privilege. The underlying zoning of the property may not need to change. This should be an amendment to the existing Planned Development. The PD would not need to be changed to add the additional</li> </ol>

	<p>parking along the alley.</p> <p>5. Mike – What is the but for? A – Funding would determine the whole project. Worst case scenario would be interior renovation only. The building badly needs updating.</p> <p>6. John – Is the public alley standard width? A – Yes, 16ft. Do residents use the private alley? A – Yes. Any retention to address flooding? A – Yes it is required. Everything has to meet current storm water standards.</p> <p>7. Frank – Explain water detention? A – they are required to add water detention for any added impermeable. Will downspouts go into the sewer? A – Yes, but the flow would first go to a water detention storage to slow the volume. Is there a current emergency generator? A – Yes. Where is it located? A - In the courtyard. Where will the new one go? A – Not determined yet. Can neighbors hear it now? A – yes, it is 20 years old. New one would be required to meet the new noise standards.</p> <p>8. Terry – Likes the building. Are the current sewers adequate size? A – Not sure. Terry states he would like to know the size of the sewer and that it is adequate before he votes.</p> <p>Residents</p> <p>9. Will large trucks continue to back into the alley? A – Yes, vendors have committed to using smaller trucks.</p> <p>10. Doesn't see any changes. Concerned about more cars and independent units added. Increased unit size will bring more couples and cars.</p> <p>11. What happens if the Danish Home leaves? Will this be condos? A- Don't know.</p> <p>12. Concerned about parking issues. Where will the dumpsters go? A – Close proximity to where they are now. Complimented the Danish Home on the recent delivery changes.</p> <p>13. Concerned about more traffic and parking.</p> <p>14. Concerned about sound from the Blue Line bouncing off the building. Project is too large.</p> <p>15. How long will Phase 1 take? A – 12-14 months. Concerned about noise, construction trucks and crews.</p> <p>16. Concerned about lights currently on all night.</p> <p>17. Have you ever considered expanding to another state? A – No.</p> <p>18. Concerned about changing the character of the neighborhood and impact on home values.</p> <p>Terry made a motion to adjourn, second by Liz. Meeting adjourned 8:18 pm.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
<p>Need to provide Bulk red Table.</p> <p>Need to provide number of units proposed and existing.</p> <p>Need to provide current and proposed FAR</p>		

**• Motion to adjourn by Terry, second by Liz. Meeting Adjourned at 8:18 pm.**