

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

April 15, 2024  
6:30 PM

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:05 PM
COMMITTEE MEMBERS & ATTENDEES	Marc Pelini, Frank Icuss, John Kwasinski, Mike Emerson, Dave DiSanti, Bob Gariti, Tony Chiavola, Emily Dankewycz.

**Meeting started with a motion by Frank to approve the minutes of the March 25, 2024 meeting. Second by Dave. Minutes approved.**

### Project Representatives

**Valdir Barion – Property Owner.**

**Nick Ftikas – Zoning Lawyer**

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>The meeting started with a recap of the revised proposal and opened the floor to the community.</p> <p>Frank - Either we have to decide that Edison Park is going to shrivel up and die...or we take a risk.</p> <p>Tony – Happy that they revised the plan to add more parking and scale back the height.</p> <p>Mike - Estimated the site will go from generating about \$28,000 in property taxes annually to about \$700,000 if the project is built. That’s a pretty remarkable investment in the community.</p> <p>Alderman Napolitano was asked for his opinion from residents – He informed residents that something’s going to be built whether we like it or not. His hope is that everyone in the room can figure out something that works for our neighborhood, because if this goes Downtown it’s not going to be what you want. He said that he is glad the developer of this proposal is willing to engage the local community instead of going directly to City Hall, adding that the developer has made “concessions” based on feedback from residents</p>

**Residents comments**

- The committee is not listening to the residents.
- They would like it to be smaller.
- Edison Park is becoming a ghost town.
- Not enough parking.
- Suggested the developer eliminate the retail altogether and use the space to add more parking. The area already has enough empty storefronts.
- Lived in Edison Park for 30 years, said the new apartments could help bring life back to the area.
- We have to be open to the neighborhood changing.
- People who used to go to Edison Park are going to Park Ridge, Des Plaines.
- Inquired about whether migrants or “Section 8” would be living in the complex.
- New taxes will not all go to Edison Park. We won’t get \$5 per person for that money. Let’s leave our neighborhood intact.

Tony made a motion to vote on the proposal. Second by Marc.

John – Yes

Dave – Yes

Marc – Yes

Tony – Yes

Frank – Yes

Bob – Yes

Mike – Yes

Emily - Yes

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Proposal recommended by 41 <sup>st</sup> Zoning Advisory Committee		

- **Motion to adjourn made by Dave, second by Tony 8:05 PM.**