

41st Ward Zoning Advisory Committee

May 9, 2018
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:56 PM
COMMITTEE MEMBERS & ATTENDEES	Christine Rosenburg, John Anderson, Liz DeChant, Mike Emerson, John Kwasinski, Jim Hankin, Marc Pelini, Terry Shannon, David DiSanti, Frank Icuss

Meeting started with a motion by Liz to approve the minutes of the July 19, 2017 meeting. Second by Jim. Minutes approved.

Project Representatives

Paul Kolpak

Jason Felicione

Lazlo Simovic

SUBJECT	6187 N. Northwest Hwy.
QUESTIONS / CONCERNS	<p>6187 N. Northwest Hwy. – requesting a zoning change from B3-1 to B2-2 to construct a 4 unit residential building with 4 parking spaces.</p> <p>Mark – FAR 1.2 to 2.2, using every square inch of the property. Basement is livable space? FAR? A –No. Concerned about using all of the lot, shape of the lot, adjacent property. No buffer. Parking turning radius is very tight. No where to put snow.</p> <p>John K – Where is garbage pickup? A – In the back. Cost of the units? A - \$400,000 to \$550,000. Disabled parking required? A –No.</p> <p>Terry – What type masonry? A – Brick and block. Size of main sewer? A – do not know.</p> <p>John A – Pushing the envelope by maximizing everything.</p> <p>Frank – Height is 48.8 ft? A – 45.3 ft. within the city guidelines.</p> <p>Liz – Concerned with side and back yard setback. Is this up against R zoning? A – Yes, minimum setback is 30ft. Will there be fencing? A – yes.</p> <p>Mike – Lives 500 ft away. Would you consider doing porous pavement in the back for flooding? A – Yes.</p> <p>Christine – Trash enclosure looks difficult to access. A – Could allow access from the sidewalk. Height, 38ft? A – Code measures to the top of the ceiling joist. They are at 37ft. Concerned about the extra height for the staircase to the</p>

	<p>rooftop deck.</p> <p>Jim – Would you consider a green roof? A – Yes. What’s the difference in height with the building next door? A – Approximately 23ft.</p> <p>Resident ?</p> <ol style="list-style-type: none"> 1. Owns house next door. Current house needs to be demolished. He has a sun porch and this building will kill his visability and sunlight. Concerned about trash. Is the East side of the property right up to the property line? A- No, 3ft setback. 2. Are you losing a parking spot when the driveway is moved from its current location? A – No. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

SUBJECT	5306 W. Devon.	
5306 W. Devon – requesting a zoning change from B3-1 to B2-2 to construct 3, 2 bedroom condos with 6 parking spaces.		
QUESTIONS / CONCERNS	<p>Mark – What is the purpose of the zoning change? A – To obtain 3 unit, one being on the first floor. Very close to complying with the current zoning. Not fond of the tandem parking but it works.</p> <p>John K – Why is there a lack of windows on the west side of the building? A – More windows could be added but the view would be of the building next door.</p> <p>Terry – Are these definitely condos? A – Yes.</p> <p>David – How is the lobby secured? A – Software called butterfly. Uses a camera and buzzer that works with an App.</p> <p>Liz – Design includes nice changes. Agrees that commercial is not a good use.</p> <p>Mike – Brick on frame? A – Yes. Would you consider a live / work space on the first floor? A – No, would not work. No need for it.</p> <p>Christine – Has been speaking with a lot of folks through the ECA etc. Height is not an issue, since it can be done in the current zoning. FAR is very reasonable. A study done in 2004 recommends residential in this area. Concerned about setting Precedent. Can you do B 1.5? A – No, would only get 2 units.</p> <p>Residents?</p> <ol style="list-style-type: none"> 1. Retail has been bad for 30 years. Likes this idea. 2. Concerns with alley traffic and flooding. 3. Front is veneer or brick? A – Brick veneer. 4. Will this affect my property value? A – Don’t know. 5. Love the area but there is too much vacancy. This is a great idea. 6. Is it totally unfeasible to do all brick? A – Yes. 7. Snow removal and garbage concerns. 8. Will the first floor sell at the same price as those above? A – Not sure 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

• **Motion to adjourn by John, second by Mike. Meeting Adjourned at 8:56 pm.**