

41st Ward Zoning Advisory Committee

March 3, 2021
6:30 PM

Zoom Virtual Meeting

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, Jim Hankin, Dave DiSanti, Dan Collins, Tony Chiavola

Meeting started with a motion by Frank to approve the minutes of the November 4, 2020 meeting. Second by Dave. Minutes approved.

Project Representatives

Paul Kolpak - Lawyer

Jerry Cairo – Owner

Javier Millian KLOA – Traffic Engineer

SUBJECT	5600 N. Harlem
QUESTIONS / CONCERNS	<p>5600 N. Harlem – requesting a zoning change from RS-2 to B3-1 to develop a Starbucks coffee shop with drive-thru.</p> <p>Developer provided a recap that included a new design. A walk up window was added to allow pre-orders. An exterior patio was also added. Traffic engineer stated 70 to 80% of trips to the location will be vehicles are ready in traffic. This location will attract mostly southbound traffic. They estimate 8.7% increase in traffic which will add minimal increases in delay. Other Starbucks locations to the north and south will normalize conditions. Drive up and pick up pre-order options will reduce the impact on the drive-through. Location has the ability to stack 16 vehicles. The normal average for Starbucks is eight vehicles during peak hours.</p> <p>Dan – satisfied with the traffic study.</p> <p>Dave - main concern was traffic but it's now satisfied by the study.</p> <p>Frank – feels this is an improvement from the first proposal.</p> <p>John – commends the design. Not for this lot. Has been residential and should remain residential zoning.</p> <p>Jim – likes the design. Concerned about exit on Brynmarr and traffic cutting through the neighborhood. Concerned about maintenance of the sound barrier.</p> <p>Answer – property owner will maintain alley and barrier.</p>

Marc - how many cars can fit in the queuing area past the exit on Harlem Avenue?
Answer – 9 to 10 vehicles. Will curbside spots be for southbound vehicles?
Answer – yes. Would like to see good lighting to deter loitering after hours. What is the seating cap? Answer – 18. Can you provide details on the sound wall?
Answer it will be a decorative wall with a sound wall behind it. Volume Will be low and downward from the speakers. The wall provides a 50% reduction in noise. Marc does not feel this proposal sets a precedent.

Tony – can a barrier be added past the exit and entrance to the main traffic flow?
Answers – striping and plastic bollards can be added. Tony expressed concerns with 25 foot pylon sign proposed at the corner. Answer – they are willing to change it. Explain the lighting? Answer – all LED, property will be well lit with minimal impact our neighbors. Allie will not be lit. Tony expressed concerns about cars exiting onto Bryn Mawr and crossing over to the highway entrance.
Answer – they will install bollards to direct cars west on Bryn Mawr.

John – concerned about northbound cars accessing the property. Answer the end northbound traffic would go to the location at Harlem and Northwest Highway. What about the survey of neighbors? Answer any Jerry walked both Bryn Mawr and Olive and receiving favorable feedback. John referenced an online survey that showed a majority opposition to the proposal.

Mike – is there another Starbucks like this proposal? Answer – no, this is a one off design for this location. Is there a porous material included? Answer – yes. Would you consider doing a monument sign instead of the current sign? Answer - yes.

Residents

Has there been a safety study conducted for foot traffic due to the schools?
Answer – no.

Concerns about abundance of foot traffic.

Neighbor next-door to the proposal indicated that no one came to her door. She has traffic concerns especially exiting her driveway. Does not believe traffic study. Concerns about foot traffic. Lighting will be obtrusive.

Why no meeting with immediate neighbors? Answer – recent design and study just became available. Could not address concerns prior to tonight’s meeting. Concerns about impact on surrounding residential properties and traffic.

Opposed to the Starbucks. Will not be taken care of. Expect to see lots of garbage. Concerned about crime and safety. We do not need more traffic.

Not in support of this proposal. Starbucks on northwest highway in Harlem is horrible. Concerned about Cut through traffic. This proposal does not fit in Norwood Park. It sets a precedent.

Frank made a motion to vote on the proposal. Second by Dan.

John – No

Dave – Yes

Marc – Abstained

	Tony – Yes Dan – Yes Jim – No Frank - Yes	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Proposal recommended by 41 st Zoning Advisory Committee		

• **Motion to adjourn made by Frank, second by Marc 8:05 PM.**