

41st Ward Zoning Advisory Committee

December 7, 2016
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:45 PM
COMMITTEE MEMBERS & ATTENDEES	Christine Rosenberg, Frank Icuss, John Anderson, Tony Chiavola, Liz DeChant, David DiSanti, Mike Emerson, John Kwasinski, Jim Hankin

Project Representatives

Jack George

Lee Brown

Michael Werthman

Larry Debb

***The meeting began with a motion by Liz to approve the meeting minutes from the November 10, 2016 meeting, second by Tony. Committee approves the minutes.**

*** Procedures and bylaws presented by Chairman Mike. Plan to revise for the January meeting and adopt in February.**

SUBJECT	8535 W. Higgins
QUESTIONS / CONCERNS	<p>Seeking an amendment to the previously approved Planned Development#44. 299 Residential units geared toward young professionals. Comprised of approximately 500SF studios, 780SF 1 bedroom and 900SF 2 bedrooms. 330 parking spaces indoor heated garage. All amenities geared toward adults. Green roofs. ARO city ordinance requires 29 units at an affordable rate. The developer will buy out of the maximum allowable units (22) leaving the required 7 affordable units on-site.</p> <ul style="list-style-type: none"> • Christine – What has changed from the previous plan? A - 75,000 SF of retail has been removed. Are you utilizing the benefits of the TOD? A – No. • John K – Is the green roof usable? A – No, there are walking paths for maintenance only. • Liz – Any insulation for sound proof windows? A – Yes, Windows are designed to deal with Highway and airplane noise. Will there be a walkway to the blue line? A – Yes. • Tony – Will this add additional cars to the street traffic? Yes. • Jim – Are you still planning to build 2 office buildings on Sub Area B2? Yes, waiting for a tenant. Are you considering more residential? A – no. <p>Community Comments</p>

	<ul style="list-style-type: none"> Does the steel structure affect cell phone signals? A – no. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

• Motion to adjourn by Tony, second by Dave. Committee approves. Meeting Adjourned at 7:45 pm.