

41st Ward Zoning Advisory Committee

June 5, 2018
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Frank Icuss
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:39 PM
COMMITTEE MEMBERS & ATTENDEES	Christine Rosenberg, John Anderson, John Kwasinski, Marc Pelini, David DiSanti, Frank Icuss

Meeting started with a motion by John A to approve the minutes of the May 9, 2018 meeting. Second by John K. Minutes approved.

Project Representatives
Tim Pomaville

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 – Are there any properties in the area similar in style? A- Yes, Just East the residences and the church. Choice of materials are they cost related or character? A – Both. Building will have sprinklers? A – yes. Garbage and snow? A – garbage is enclosed in the back. Snow will be plowed in the alley without disturbing the neighbors. Willing to work with neighbors to find the best location for snow.</p> <p>Christine – Concerned about setting precedent with B2-2, suggested upzone to B2-2 and after completion downzone to B1.5</p> <p>John K – Do the adjacent properties have parking in back? A – Most do not, Boutique has one spot.</p> <p>John A- When it snows can you use 3 tandem spots for snow? A – Yes, can be written in the bi-laws.</p> <p>Dave – What were the main concerns from residents at your library meeting? A – Most were just curious. One resident asked to install a dog run. Concerns about no commercial on the first floor. Concerns about hardie board. Masonry is what is visible from the street. Dave agrees there is no more need for retail space.</p> <p>Christine – Passed out a handout to the committee and discussed (see attached). She indicated that there is a lot of support for the project.</p>

	<p>Residents</p> <ol style="list-style-type: none"> 1. Any changes with windows? A – No, the building department will make any necessary changes. What is the distance from the building to the sidewalk? A – about one foot. Can you set it back? A – No. 2. Are there decks in back? A – Yes on the top two units. The ground floor unit has a patio. 3. Concerns with drainage. Would like to make sure all building codes are met. Community needs to stop and think. 4. Thinks it’s time for a change in Edgebrook. Longtime resident. 5. Area needs a change in zoning. Would like to see commercial on the first floor. Thinks new commercial would work. Does not think it fits in this community. 6. Doesn’t think this fits in, not bucktown. 7. Wishes the business district would boom but it’s just not happening. 8. Tired of seeing vacant storefronts. Would like to see something new. 9. Asked to defer the vote. <p>Frank Motion to vote Christine – Abstained Dave – Yes John A – No Frank – Yes John K – Yes Marc - Yes</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Zoning change recommended to Alderman Napolitano. Recommending a Type 1 change to B2-2. Upon receiving certificate of occupancy, down-zone to B1.5		

• **Motion to adjourn by Dave, second by Marc. Meeting Adjourned at 8:39 pm.**