

41st Ward Zoning Advisory Committee

November 10, 2016
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:35 PM
COMMITTEE MEMBERS & ATTENDEES	Christine Rosenburg, Frank Icuss, Marc Pelini, John Anderson, Tony Chiavola, Liz DeChant, David DiSanti, Mike Emerson, John Kwasinski, Terry Shannon, Alderman Anthony Napolitano

Project Representatives

Hubert Cioromski – Property Owner

Nick Ftikas – Lawyer

Jeff Funk – Architect

Spero Angelos

SUBJECT	6655 N. Oliphant
SEEKING A CHANGE FROM M1-1 TO B2-3 TO DEVELOP A 4 STORY MIXED USE BUILDING CONTAINING 30 CONDOS, 1 ST FLOOR 3300 SF OF COMMERCIAL SPACE AND PARKING GARAGE CONTAINING 159 PARKING SPACES.	
QUESTIONS / CONCERNS	<ul style="list-style-type: none"> • John motions to approve the meeting minutes from the October meeting. Terry Second. Committee approves. • Changes were made to the proposal. A second driveway entrance/exit was added on Avondale. 30 additional parking spaces were dedicated to residential units. • Tony – Concerned that the design does not fit the neighborhood. Are you open to changes in the design? A – Yes, if there is a consensus. What is the overall height? A – 48ft per zoning, 51ft. to the peak. • Liz – Oriole park community club agreed that the design compliments the area. Community club also felt valet using the garage would not be a good use. Is there handicap parking? A – Yes, all floors have elevator as well. • Frank – Width of the North driveway? A – increased from 22ft to 24 ft per community concerns. Both turns out on Avondale? A – Yes. Frank discussed EPCC meeting and resident’s objection to the project. What guarantee do we have that something else will not be built after the zoning change? A – This will be a Type 1 Zoning change. Explain the number of units set aside for affordable rate? A – 10% is required but the city allows an option to buy back 2 units. This building will contain one unit that will be offered at an affordable rate. Is this a TOD (Transit Oriented District)? A – It is in a TOD but the will not be using any of the benefits of reduced parking or extra FAR. • Mike – What is the current state? A – Property is owned by Troy Reality. Car wash recently closed. Local valet companies use the property for parking. Also

being used as a storage yard for a construction company.

- John – Has there been a sewer impact study conducted? A – No, before permits are issued the city will determine. Is there water retention on the property? A – No.
- Terry – Will this building be precast? A – Yes.
- Marc – Do you own office properties on Avondale? A – Yes, 6625 Avondale. Marc expressed concerns with setting precedent. Hubert, owner of Troy Realty, stated that he has secured a lease for 6625 with Mario Tricoci for 10 years.
- John – Is resident parking included with unit purchase? A - Yes. Define public parking? A – Pay to park. Valet as well.
- Christine – How many spaces currently on property for valet? A – Est. 70

Community Comments

- 124 spaces available for public parking? A – 94
 - How many retail spaces? A – 3300 SF. Troy realty will use all of it.
 - Concerns with egress/ingress on Oliphant? A – Access on both Oliphant and Avondale. Left turn into property would not be permitted when headed south on Oliphant.
 - When did the car wash close? A – 1 week ago.
 - How many employees do you expect at Troy Realty? A – 12
 - Has a traffic study been conducted? A – Currently being conducted.
 - Soil Study? A – It was done when the property was purchased.
 - What will you do to protect the overcrowding of schools? A – They feel their clientele will be young professionals and older residents. They do not anticipate a significant number of children.
 - What is the price point? A - \$300,000 to \$500,000. What if they don't sell? A- Currently have 6 presales.
 - Can building be sold as a rental? A – Yes, Zoning does not restrict rental or condo?
 - Do any of the presenters live within walking distance of the property? A – No.
 - Can you put a covenant to secure condos? A – No, They would have to create a condo association with bylaws to restrict rentals.
 - What if the zoning change doesn't happen? A – The owner would try to rent the property as is or build a parking garage.
 - Is this the tallest building in Edison Par2k South of the tracks? A – Not sure.
 - What about visitor parking? A – Visitors can use the public parking available inside the garage.
- * Terry calls a motion to suspend this proposal until January. Frank seconds the motion. Committee approves.
- * Alderman Napolitano calls for a straw poll of residents in attendance. Results – 67 oppose, 3 in favor, 2 abstain.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

• **Motion to adjourn by John, second by Liz. Committee approves. Meeting Adjourned at 8:35 pm.**