

41st Ward Zoning Advisory Committee

December 2, 2015
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Mary Oliver / Maureen Chiavola
MEETING ADJOURNED	7:28 PM
ATTENDEES	Mike Emerson, Christine Rosenburg, Frank Icuss, David DiSanti, Marc Pelini, Tony Chiavola, John Kwasinski, John Anderson, Terrence Shannon, Jim Hankin, Liz DeChant

Project Representatives

Paul Kolpak – Attorney

Jack Higgins – Developer

Amy Degnan

Tom Samuels

SUBJECT	8535 W. Cumberland		
Planned Development seeking a change to mixed use. Sub Area B to be purchased. Currently 775,000 sqf. Zoned for office. Looking to change 200,000 sqf. to Residential and Retail.			
QUESTIONS / CONCERNS	<ul style="list-style-type: none"> • Application has been submitted to Planning. • 75% Studio and 1 Bedroom Apartments. • 2% 3 Bedroom Apartments. • Rents expected to be \$2.50 - \$2.75 per sqf. • 40,000 to 50,000 sqf. for businesses, mixed retail. • Construction expected to begin in late 2016. • All Union Labor/Trades handling the project. • Zoning Committee acknowledges no vote needed as there is no zoning change requested. All members in favor of the project. 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Letter of support to Department of Planning & Development	Alderman Napolitano	none	

SUBJECT	6556 N. Milwaukee Ave.		
3 rd Meeting Property owner is seeking Zoning change from B3-1 to B2-3 to develop 24 residential rentals units. 30 parking spaces in back of the building and underneath. New proposal will not include commercial space on the first floor.			
QUESTIONS / CONCERNS	<ul style="list-style-type: none"> • Community not in favor of the project. • Community would support Condo development on a smaller scale. • Community does not want apartments. • Community is against the height at 55ft. • Zoning Committee Members Vote • Jim – Passed on vote. • Tony – No • Christine –No • Dave – No • Frank – No • Liz – No • Terry – No • John K – No • John – No • Marc – No • Committee recommends that Alderman Napolitano deny the requested change in Zoning. 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
None			

Motion to Adjourn Tony, Second by Frank. Meeting Adjourned 7:28 PM