

## 41<sup>st</sup> Ward Zoning Advisory Committee

July 19, 2017  
6:30 PM

Olympia Park  
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:50 PM
COMMITTEE MEMBERS & ATTENDEES	Christine Rosenburg, John Anderson, Liz DeChant, Mike Emerson, John Kwasinski, Jim Hankin, Marc Pelini, Terry Shanno, David DiSanti

**Meeting started with a motion by Mike to approve the minutes of the June 7, 2017 meeting. Second by Christine. Minutes approved.**

### Project Representatives

**Jon Lunn**

SUBJECT	6250 N. Northwest Hwy.
QUESTIONS / CONCERNS	<p>Seeking a change in zoning from M1-1 to M1-2 to develop a storage facility. Can utilize the existing zoning and add two stories and dig a basement to obtain the SF needed. The change in zoning would allow the development of a new building that would meet the required 25 ft. setback and obtain the needed square footage. The change would also provide more landscaping and much more appealing product.</p> <p>Christine – Was the SF of the basement included? Can the basement SF be increased to reduce the size above? A – It is not worth sacrificing the 15ft setback. Already limiting the building size enough. Questions about design on the side of the building? A – Doesn't want brick all the way up, sign will most likely be placed on the concrete upper part.</p> <p>Jim – What type of lighting on the back? A – LED lights.</p> <p>Mike – Approves of the new plan over the old one using the existing property. Increased walking space.</p> <p>Liz – All community questions. Why are trees missing on the right edge? A – Stairs located on the plans.</p> <p>Dave - Security question? A – Doors can only be opened by space owners with a keypad code. Select customers will have 24 hour access. Emergency doors and fire alarms are included.</p> <p>John A – Did Lunt come with intentions to receive a vote today? Still numerous unknowns. Only a rendering, uncomfortable but likes the concept. A – He has built buildings exactly like renderings in the past.</p> <p>Terry – Is there a market for this building? A – 90,000 people in the area, 11% need storage.</p> <p>Terry – What type of leasing? A - State Law – month to month. People's</p>

property can be sold after three months of missed payments. Allowed 9 months to auction.

Terry – What is stored? A – Residential storage, not used for contractors or construction.

Alderman – Rules against operating a business out of unit? A - Yes, not allowed but small businesses can utilize the storage.

John – How many units? A - 800 different sizes. Will sell insurance policies for possible damage. Home owners can also be used.

John K – How much room for unloading? A – spots outside and unloading inside.

Mark – Overall satisfied. Likes setbacks. Density not affected. Aesthetic issues addressed. Possible criticisms over spot zoning. Adjacent lots most likely not affected. Good that it is close to commercial area.

Mike – Alderman doesn't want banners or billboards on the side of the building.

Liz – Where are other locations? A – 5 total throughout Chicaoland. All are Safeguard Storage.

Mike – When will construction start? A – Possibly Spring.

Resident – Has the property been closed on? A – Under contract.

Resident – Will the height still be restricted in the future? A – Yes, Restrictive covenant to the zoning code. Zoning lawyer will add it for City Council.

Christine – Multi-level residential not allowed in this zoning.

Resident – Makes a comparison to a storage in Park Ridge. Brick all the way up.

A – That building uses outdoor storage and has 20 orange doors facing the road.

Resident – Concerns about solid concrete mass on the rear.

Christine – Could put windows on the back.

Resident – Concerns about traffic, moving trucks, combustible material. A – Facility is sprinklered. Will mostly serve customers within 2 miles.

Resident – Represents seller. Market is not there for normal commercial due to location in the middle of the block. Only other potential buyer wanted to build 3 flats.

Mike – Does new construction help the market in general?

Resident – Absolutely, brand new facility helps the neighborhood.

Resident – Concerned about power failure trapping customers inside. A – Fire department would assist.

Resident – Has seen contractors using storage facilities. A – Can't restrict them but large units are expensive.

Resident – Facility looks like the best he's seen.

Mike – Motion to vote tonight. Dave- motion called,

Mark - Yes

John K – Yes

Terry – Yes

John A – No

Dave – Yes

Liz – Yes

Jim – Yes

Christine – Yes

Approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
--------------	--------------------	----------

Proposal recommended to the Alderman		
--------------------------------------	--	--

- **Motion to adjourn by Mike, second by Dave. Meeting Adjourned at 7:50 pm.**