

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

June 1, 2016  
6:30 PM

Olympia Park  
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:55 PM
COMMITTEE MEMBERS & ATTENDEES	Christine Rosenberg, Frank Icuss, Marc Pelini, John Anderson, Jim Hankin, Liz DeChant, David DiSanti, Mike Emerson, John Kwasinski, Terry Shannon, Alderman Anthony Napolitano

### Project Representatives

**Paul Kolpak – Attorney**

**Tim Pomaville – Developer**

*Prior to the start of the meeting Alderman Napolitano addressed the residents regarding misinformation they were given pertaining to a proposal for 6655 Oliphant. The developers decided not to present their proposal at the meeting. Alderman Napolitano assured the residents that he would have the developers back in August or later to avoid the Fourth of July Holiday.*

SUBJECT	5306 W. Devon
DETAILS	Seeking a change from B3-1 to B2-3 to develop 4 story containing 7 Condos and 1 work/live condo.  The developer took the advice of residents and the committee and reduced the proposal to 3 stories containing 6 condos.
QUESTIONS / CONCERNS	<ul style="list-style-type: none"> <li>• John - Still concerned about resident parking.</li> <li>• Marc – Likes the transit concept, doesn't feel the lot meets the requirements to make this work. Why B2-3, wouldn't B2-2 work? Answer – B2-2 would create an issue with FAR. The units would also have to be much smaller.</li> <li>• Liz – Thanks the developer for dropping down to 3 stories. Makes a big difference with 4 less possible cars. Thinks her community group would support the project at 3 stories. What will the sides look like? Answer – Still have to determine where the windows go. That will come upon full design. They would like to see if 3 stories is acceptable first before full design. Is the purchase of the property dependent on the zoning change? Answer – Yes.</li> <li>• Terry – Not a fan of brick in front and block in back. Doesn't think someone will spend \$300,000 + with no parking. He appreciates the developer dropping down to 3 stories.</li> <li>• Frank – Thanks the developer for addressing the concerns with 4 floors.</li> </ul>

	<ul style="list-style-type: none"> <li>• David – Thankful for the drop to 3 stories, very positive.</li> <li>• John K – Glad to see the drop to 3 stories. How wide will the building be? Answer – 25 feet, might change based on light / vent requirements. How do you access the back units? Answer – Main entrance will have a hallway that leads to a center stairwell which will allow access to the back units.</li> <li>• Jim – Appreciates the 1 story drop, however concerned that the building is only 6 feet shorter. Concerned with limited public transportation on Devon. Concerned about parking.</li> <li>• Christine – ECA met and discussed the proposal at 4 stories. Concerns about height compared to single family homes. Worries about setting a precedent. Concerns about residential units on the ground floor. Community wants to add to the business district and new development. Would like to further discuss with the community. The reduction to 3 stories does help.</li> <li>• Mike – Big fan of this project. There are a lot of missing teeth and open storefronts on Devon. Appreciates that Tim listened to the community. Good fit and character for the neighborhood.</li> </ul> <p><b>Community Comments</b></p> <ul style="list-style-type: none"> <li>• Would like to see building in proximity to neighboring buildings.</li> <li>• Lives on Spokane. Concerned with height. The building has to fit in with community and not have a large impact on parking.</li> <li>• How many SF are the units? Answer – 1000 – 1200. If this wasn't a TOD how many parking spaces would be required? Answer – 1 per unit.</li> <li>• Edgebrook doesn't need a helping hand. Building without parking will not work. Public transportation doesn't work for Edgebrook.</li> <li>• Likes that the building was reduced to 3 stories. Would love to see more negotiations and more detail. Edgebrook needs to be open to need ideas.</li> </ul>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

- **Motion to approve May meeting minutes by Terry, Second by Liz.**
  - **Motion to adjourn by David, second by Jim.**
- Meeting Adjourned at 7:55 pm.**