

41st Ward Zoning Advisory Committee

October 6, 2016
6:30 PM

Olympia Park
6566 N. Avondale

| | |
|-------------------------------|--|
| MEETING CALLED BY | Mike Emerson |
| NOTE TAKER | Chris Vittorio |
| MEETING ADJOURNED | 8:50 PM |
| COMMITTEE MEMBERS & ATTENDEES | Christine Rosenburg, Frank Icuss, Marc Pelini, John Anderson, Jim Hankin, Liz DeChant, David DiSanti, Mike Emerson, John Kwasinski, Terry Shannon, Alderman Anthony Napolitano |

Project Representatives

Hubert Cioromski – Property Owner

Jim Banks – Lawyer

Nick Ftikas – Lawyer

Jeff Funk – Architect

Spero Angelos

***The meeting started with the introduction and adoption of the Zoning Advisory Committee meeting rules (see attached). John motioned to approve the rules, Liz second the motion.**

| | |
|----------------------|--|
| SUBJECT | 6655 N. Oliphant |
| QUESTIONS / CONCERNS | <p>Seeking a change from M1-1 to B2-3 to develop a 4 story mixed use building containing 30 Condos, 1st floor 4700 SF of commercial space and parking garage containing 159 parking spaces.</p> <ul style="list-style-type: none"> • Frank - Will condo owner be able to buy additional parking spots in the garage? A – They will consider. Will personal parking be separate from the public parking? A – Yes. Will parking be limited to use in the area and will it be pay? A - It will be pay parking with limited hours available for anyone. Is the driveway (22ft.) big enough for a fire truck? A – Width does meet requirements. Will there be access to the roof? A – No. • Terry – What sewer will you tap into? A – Haven’t looked into that yet. Will the construction include brick? A – Yes. • Tony – Would the first floor business be Troy Reality (Hubert’s business)? A – Yes. Will there be fencing along the railroad tracks? A – Yes, as well as landscaping. • John - Will units all be condos and at what price? A – Yes, median price will be \$350,000 to \$400,000 • Marc – What is the F.A.R.? A – 3. |

| | | |
|---------------------|--|-----------------|
| | <p>The area is generally lower at around 1.5, Why so much higher? The parking garage is included in the FAR. The benefit of the parking garage outweighs the exceeded FAR.</p> <p>Marc expressed concerns about setting precedent.</p> <ul style="list-style-type: none"> • Liz – Requested a picture of the South elevation and landscaping. Was concerned about having only one driveway entrance. Would like to see a second entrance. <p>Is there a walkway from the garage to the lobby? A- Currently no, we can create access from inside the garage.</p> <ul style="list-style-type: none"> • Mike – Likes the look. Feels that the mass is consistent with the building on Olmsted. Would contribute to the neighborhood. Metra riders would see a beautiful addition to the EP area. • Christine – Why B2 zoning and not B1? There is no residential on the first floor. <p>Community Comments</p> <ul style="list-style-type: none"> • Since the garage is pay to park, this will create more parking on the residential streets. • How far from the Metra tracks is the building? A – 24FT.. • How many total bedrooms, concerned about school overcrowding in the area and bus pickup? A – Approximately 80.. • Thanked the committee. Concerned about chairman’s (Mike) comments about what Metra riders see. • Edison Park is already overcrowded. Concerned about future developments like this. • Does the community influence the committee’s decision? A – Yes. • Is there a condo association? A – Not now, if the project received approval there would be an association. • Concerned with sewer handling the added volume of water. Where would snow be moved from the driveway? A – On the property or if need be, moved offsite. | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| None | | |

• **Motion to adjourn by Terry, second by Tony. Meeting Adjourned at 8:50 pm.**