

41st Ward Zoning Advisory Committee

November 11, 2015
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:28 PM
ATTENDEES	Mike Emerson, Christine Rosenburg, Frank Icuss, David DiSanti, Marc Pelini, Tony Chiavola, John Kwasinski, John Anderson, Terrence Shannon, Chris Vittorio

Project Representatives

Paul Kolpak – Attorney

Courtney Privitera - Realtor

Mariano Barragan – Architect

SUBJECT	6556 N. Milwaukee Ave.
QUESTIONS / CONCERNS	<p>2nd Meeting Property owner is now 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.</p> <ul style="list-style-type: none"> • Comparable properties presented – 205 W. Touhy Park Ridge, 1 S. Northwest Hwy Park Ridge, 4810 N. Laverne Chicago. 1 bed & 1 bath = \$1700. 2 bed & 2 bath = \$2200. • Marc - Why B2-3? Answer – B2-2 only allows 16 units, B2-3 allows 24. • Marc - Is the building being compared for height (/brown building just north) RT-4? Answer – Yes. • Marc - If we allow a B2-3, do buildings South on Milwaukee want B2-3 as well? • Marc – Concerned with impact further down Milwaukee. • John – What is the requirement regarding an elevator? Answer – This building will have 1 elevator. • John – How do you accommodate moving? Answer – Resident would have to schedule a time to access the elevator. This process is done often in a building like this. Elevator would have a doghouse on top of the building. If the building included a rooftop deck, the doghouse would extend approximately 10 ft. above the roof. If there is no rooftop deck the doghouse would extend approximately 2 ft. above the roof. The elevator will be in the center of the building. Immediate sight line would not see it. • Terry – Is the exterior solid masonry or veneer? Answer – Brick Veneer. • Terry – Where would sewer lines tap in? Answer – Not sure. • Christine – Concerned about the height of the building. • Frank – Will parking be assigned? Answer – Yes.

	<ul style="list-style-type: none"> •Mike – Nice job consolidating a block that is currently broken up. Believes this building fits in. •Mike – Required number of handicapped parking spots? Answer – 1. •Tony – Can you give specific addresses for your comps? Answer – 205 W. Touhy Park Ridge, 1 S. Northwest Hwy. Park Ridge, 4810 N. Laverne Chicago. •Tony – What is the tallest element of the building? Answer – Elevator doghouse. •Community Members - Issues with parking, especially if there are 2 cars per unit. Similar issues with condo on Milwaukee just South. Answer – Based on the number of bedrooms, they expect a maximum of 36 vehicles. •Community Members – Compared buildings have visitor parking. They would prefer condos. Very concerned with Northbound traffic on Milwaukee turning into parking lot and onto Albion. •Community members – Concerned there are tanks underneath property? Answer – No tanks, Soil boring was done. Future inspections would determine any potential hazard and property owner would be required to address the issue. •Community Members – Will there be a management company on-site? Answer – No. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

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