

41st Ward Zoning Advisory Committee

October 18, 2023
6:30 PM

Olympia Park
6566 N. Avondale Ave.

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:00 pm
COMMITTEE MEMBERS & ATTENDEES	Frank Icuss, John Kwasinski, Marc Pelini, Tony Chiavola, Dave DiSanti, Bob Gariti, Emily Dankewycz.

Meeting started with a motion to approve the minutes from June 7, 2023 by Tony, 2nd by Dave. Minutes approved

Project Representatives

Valdir Barion – Property Owner.

Nick Ftikas – Zoning Lawyer

Bill Kokalias – Architect.

SUBJECT	6945 W. Farragut Avenue
QUESTIONS / CONCERNS	<p>6750 N. Northwest Hwy. – Requesting a change in zoning from B3-1 to B2-5 two mixed-use buildings each containing commercial space on the first floor and 4 floors of residential above totaling 40 units per building. One building will contain 33 onsite parking spaces, the other will contain 34 onsite parking spaces. 80 bike parking spaces. The buildings will have shared office space and a conference room on the first floor. ADA compliant. 24/7 doorman. Alarm and security system. Professionally managed. They will need to apply for an Administrative Adjustment to obtain more parking because it is a TOD.</p> <p>Emily – Is there a firepit on the roof? A – Proposed however not sure if allowed. After concerns expressed, they have agreed not to have a firepit.</p> <p>Tony – Can you share details on ACM? A – It is a metal material with grooves. It will be utilized on the exterior on decks. Dark color.</p> <p>Frank – Parking drawing shows the wrong number of spots. There are missing numbers. Frank thinks this needs more parking. Concerned he’s heard in the neighborhood are with crowding. How many affordable units? A – they will buy out of half and be required to provide 8 units onsite. Will you set aside parking at Happy Foods for this building? A – They cannot because that building has been rented and under control of the tenant. Frank polled the EP businesses, and all are in favor of the development.</p> <p>Marc – Explain density along NW Hwy, the highest FAR is 2.2, Why are you asking for -5 FAR? A – What’s being proposed fits within -3 FAR. -5 FAR avoids city</p>

Planned Development requirement. Also noted, -2 zoning would allow 4 stories with 42 units. Are there similar developments like this that have been successful? A – Yes, they can provide a list. How will families with multiple cars park? A – A strong majority of this building’s tenants will not need parking. Their target tenant is young professionals.

Mike – Would you be willing to attach a covenant? A – They are required to do a Type 1 zoning change. The plans are tied to the zoning change so they cannot make changes if approved. They are willing to down zone to a B3-3 once buildings are complete and they receive occupancy certificate.

Community:

- Thank you for your interest in the community. Expressed concerns with rental. What need does this fill? Many vacant storefronts. Streets are deteriorated.
- Rezone this and they will rezone the whole area.
- Suggested a different proposal. Why not a 55 and older building for empty nesters.
- Schools are overcrowded.
- Doesn’t care for the scale and density. Maybe more of a mix of units including one bedroom.
- Current zoning allows for 16 units with commercial on the first floor. Owns building down the block and has 2-1 parking.
- Why rental instead o condos? Financing is very challenging for condos. 50% presale is required. Interest rates are high, purchase market is slow.
- Would like to see all affordable units built onsite 41st Ward lost 200 units when the Pavilion exhausted their required low-income.
- Do the amenities on the roof make it a 6th floor? A – No.
- Why not leave the current zoning and build on smaller scale.
- Could not find B3-5 in the area.
- What is the height? A – 79 feet.
- What is your demographic? Young professionals. Many work from home.
- Has this been brought to the EP Chamber? A – Not yet.
- Can you add more parking? On top? A – not on top, below ground is even harder.
- Is parking included in rent? A – No, parking is \$100 extra.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

• **Motion to adjourn by Tony second by Dave meeting adjourned at 8:00 PM.**