

41st Ward Zoning Advisory Committee

June 7, 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, Frank Icuss, John Anderson, Liz DeChant, Mike Emerson, John Kwasinski, Jim Hankin, Marc Pelini,

Meeting started with a motion by Liz to approve the minutes of the January 4th 2017 meeting. Second by Frank. Minutes approved.

Project Representatives
Jason Sanderson

SUBJECT	5990 N. Northwest Hwy	
QUESTIONS / CONCERNS	<p>Seeking a change from M1-1 to C1-1 to develop an Animal Hospital (relocate Abel) and Pharmacy with one residential unit to accommodate overnight staff. Property would also have one additional commercial space. Property would include 11 parking spaces.</p> <p>Marc – Requested zoning map information. How would the additional commercial space be used? A – They would prefer a complimentary business like a groomer. They are not relying on income from the space. John K – Do you own the land? A – No. What’s the timing on the project? A – They are ready to purchase and construct. John A – Happy to see ample parking. Christine – What is the size and number of residential units? A – 1 unit appr. 1000 SF. Liz – Any required bike space? A – Not sure but there is room available. Height? 23 Ft. Frank – Will residential unit allow for lower taxes? Yes. Is this the primary reason for the unit? A – No. Mike – What is the zoning to the Northwest? A – C1-1. Jim – Are you considering any permeable surfaces? A – The city will determine the requirement. Net impervious will go down. Residents – Will Pharmacy be for animals only? A – Yes.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Project Representatives

Jon Lunn

SUBJECT	6250 N. Northwest Hwy.	
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.		
QUESTIONS / CONCERNS	<p>Marc – The existing building is dated. Likes the added setback. Helps to buffer. Would like to add a covenant.</p> <p>John K – Would all storage be inside? A – Yes. Property heated and cooled? A – Yes. 24 hour access? A – No. Office hours 6 am – 10 pm.</p> <p>John A – How will this affect the storage facility closer to Nagle? A – Different Market. Much cleaner. Other location is more utility storage.</p> <p>Christine – What is the FAR? A – 2.1</p> <p>Liz – Actual height? A – 33 feet. Traffic impact? A – Very low. Estimate 25 visits per day. Would you consider adding office space for rent? A – No.</p> <p>Frank – Do you plan to hold onto ownership of the property? A – No, develop and sell. Sprinkler? A- Depends on the code, usually yes. Is there electric in the units? A – No.</p> <p>Mike – Will the construction be steel frame with precast? A – Still in design phase. Will definitely be a 10X10X10 structural grid. Security? A – Cameras that are computer controlled.</p> <p>Jim – Would you consider adding sprinklers if not required by code? A – No.</p> <p>Residents Concerned about the back of the building and height. Will there be a fence in back? A- no. Encouraged the committee to ask for a more beautiful design in exchange for the zoning change.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

• **Motion to adjourn by Liz, second by Jim. Meeting Adjourned at 7:50 pm.**