

41st Ward Zoning Advisory Committee

October 7, 2020
6:30 PM

Zoom Virtual Meeting

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	10:00 PM
COMMITTEE MEMBERS & ATTENDEES	Liz DeChant, Marc Pelini, Tony Chiavola, Frank Icuss, John Kwasinski, Dave DiSanti, Mike Emerson, Jim Hankin

Meeting started with a motion by Tony to approve the minutes of the December 4, 2019 meeting. Second by Liz. Minutes approved.

Project Representatives

Paul Kolpak - Lawyer

Jerry Cairo - Owner

SUBJECT	5600 N. Harlem
5600 N. Harlem – requesting a zoning change from RS-2 to B3-1 to develop a Starbucks coffee shop with drive-thru.	
QUESTIONS / CONCERNS	<p>Tony-asked about traffic, how many cars they can stack? Answer 13.</p> <p>Jim – traffic concerns, concerns about cars turning left. Will Olive residence be involved? Answer yes. Concerned about too much lighting. Would also like to see permeable surfaces.</p> <p>John K – feels we do not need another coffee shop. Everything north of Bryn Mawr is residential zoning. This was discussed many times in the past. Norwood Park historical society feels it should remain residential.</p> <p>Frank – how close with the drive-through be to the neighbor? Answer there is a 16 foot alley +4 feet, approximately 22 to 24 feet to the house. Concerned about noise from speaker. Frank stated there are businesses north of the highway.</p> <p>Liz – traffic and drive-through concerns. Exit on Harlem is appropriate. Concerned about exit on Bryn Mawr going around to Olive. Would like to see a traffic study and light study. What are the hours of operation? Answer definitely not 24 hours. How many parking spaces? Answer 14. Concerned about three spaces on the north east corner not being able to get car out. Answer those parking</p>

	<p>spaces are for employees. The feedback Liz has received is mixed some like the idea some do not. Will the alley stay undeveloped? Answer yes.</p> <p>Marc – concerns about traffic and setting precedent. Feels this is more landlocked not as concerned about changes compared to across the street. Would be beneficial if business didn't have peak hours matching peak traffic hours. Doesn't believe it will be developed as residential if it already hasn't.</p> <p>Dave – concerned about traffic. Not opposed so long as community concerns are addressed.</p> <p>Frank-asked about power lines and poles. Answer if there are power lines they would be buried. Corrected number of parking spaces to total 22. Lighting on the west side of property will be directed east. Pavers will be used to assist with rainwater.</p> <p>Liz – will this building be brick? Answer yes.</p> <p>Resident questions and comments</p> <p>How would cars be stopped from blocking Harlem Avenue? Answer they will have plenty of stacking to accommodate vehicles and also have a walk up window. Concerns about making right turn off of Olive onto Harlem. Answer they will provide a traffic study. Distance between hedges and the neighbor? Answer approximately 20 feet. Has the city expressed interest in buying this property for affordable housing? Answer no. Ken residence write letters to express their thoughts? Answer yes please email them to the alderman's office. What are the hours of operation? Answer not certain most likely will open at 6 AM and close at 10 PM. Will there be a sound barrier between the house and speaker? Answer yes a sound insulated fence. Will trees remain on the west part of the Property? Answer yes. Are there plans to stop cars exiting on Bryn Mawr and cut to the highway? Answer that is against the law. Can trees be planted on Olive and speed humps added? Answer Yes.</p> <p>A Motion to move on was made by Frank second by Tony</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Project Representatives

Joe and Carly Katz - Owners

SUBJECT	6401 N. Central Avenue
	6401 N. Central avenue – requesting a zoning change from B1-1 to C1-1 to open and Craft Beer, Wine and Spirits store. Interior renovation only. No expansion.
QUESTIONS / CONCERNS	Jim – why are you requesting C-1 zoning? Can you use B3-1? Answer landlord will not wait for the time it takes to obtain a special use permit needed in B3-1. Will there be security on site? Answer no, there will be a security system but no personnel.

	<p>Frank – do you sell for consumption on premise? Answer no. Packaged goods only and they are allowed to conduct tastings. Does your product differ from other stores? Answer yes, not your typical selection you’d find in happy foods or convenient store. Any plans for gaming etc.? Answer no. How many parking spots are yours? Answer the entire lot is available for customers.</p> <p>Jim H – hours of operation? Answer Monday through Saturday 11 AM until 9 PM, Sunday 11 AM until 7 PM.</p> <p>Marc – only see one in the area is the cat clinic. He likes the business model. See one zoning request is an issue. How long would it take for the special use? Answer typically 2 to 3 months possibly 3 to 4 months. Is there another B3 one space available that would work? Answer they have looked for two years this is the ideal location.</p> <p>John – thinks it’s a good idea.</p> <p>Tony-welcome to the neighborhood. Time to support small business. We should be talking about type one or a covenant. Loves the business model.</p> <p>Liz – echoes Tony’s comments. We need commitment to revert back to B11. Why do you have a kitchenette? Answer it’s for staff, employees. Why do you have a bar? Answer it’s for tastings.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Project Representatives

- Amy Degnan - Lawyer**
- Simon Malek- Owner**
- George Royel**
- Mike Werthmann**

SUBJECT	5611 N. Harlem avenue
5611 N. Harlem Avenue – requesting a zoning change from Rs-2 to C1-1 to develop an Eco-Brite Car Wash.	
QUESTIONS / CONCERNS	<p>Marc- How many customers do you expect per day? Answer busiest months are January through March with an average 300 cars per day. Peak hours are 12 PM until 2 PM. Marc expressed concerns about the sign and setting precedent.</p> <p>Liz – interested to see a traffic study. What are your hours of operation? Answer 7 AM until 9 PM. Concerned about usage being a historic district.</p> <p>Frank-how many employees? Answer three. Where do they park? Answer northwest corner parking spots and also next to the building parking spots. Also there are seven spaces facing Harlem Avenue. Where does the dirty water go? Answer They are required to have three grease catch basins they separate the contaminants. How much water do you use? Answer about 7 gallons per vehicle. Please explain the entrance on Harlem Avenue? By directional with two way option on Harlem Avenue. How often is the property clean? Answer Every five</p>

	<p>minutes. Concerned about noise. Answer dryer is about 80 feet from nearest garage.</p> <p>John-price for your car washes? Answer three dollars to \$12. Where is the garbage collection? Answer enclosure near the north west corner of the property. What about the alley? Answer gravel that comes onto the property will be removed. They would like to put fresh gravel on the city alley.</p> <p>Frank-asked about why they need a 6 inch main for the water? Answer it is required for the fire sprinkler system. Tony – would like you to consider a right in right out on Harlem Avenue. That would be a dealbreaker.</p> <p>Liz made a motion to adjourn, second by Frank. Adjourn at 10 PM.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

• Motion to adjourn by Liz, second by Frank. Meeting Adjourned at 10:00 pm.