

41st Ward Zoning Advisory Committee

November 6, 2019
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:52 PM
COMMITTEE MEMBERS & ATTENDEES	Terry Shannon, Liz DeChant, Marc Pelini, David DiSanti, Tony Chiavola, Jim Hankin, Frank Icuss, Jophn Kwansinski

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

Project Representatives

Sara Barns - Lawyer

Scott Swanson – Danish Home Representative

SUBJECT	Danish Home - 5656 N. Newcastle.
QUESTIONS / CONCERNS	<p>Danish Home 5656 N. Newcastle Avenue –seeking an amendment to the current planned development to expand their facility. Adding 10 independent living units, moving the kitchen, new dining room, new entrance/foyer, change exterior fire escape, remove 2 unsafe stairwells, close current driveway and add a curved driveway</p> <p>Marc – What happened at the open house the Danish Home hosted? A – Response was similar to other meetings. Concerns about size of the building, parking and noise.</p> <p>John K. – Concerned a few neighbors did not get the invitation to the open house. A- That was by mistake but they were notified and attended. Is the bus shelter new? A – No, wasn’t totally drawn.</p> <p>Frank – What is the square footage? A – Current is 35,000 Land – 89,555. License is for 59 units. Currently have 38 residents. Anticipating around 55 residents when build out is complete.</p> <p>Liz – Brought all the information back to the Oriole Park Community Council. They liked that the Danish Home was maintaining greenspace. They are very good neighbors. The proposal offers support and security. They are making a good faith effort to accommodate the neighbors and issues. Would you consider a driveway off the alley for deliveries? A – Yes.</p> <p>Tony – Are you amending the existing Planned Development? A – Yes. Does the amendment have to do with the number of beds? A – No. Scott Swanson clarified the State License and maximum number of residents allowed. Danish home is licensed for sheltered and skilled nursing. Do you have to change the underlying</p>

RS-1 zoning? A- Yes, RS zoning does not allow nursing homes. Has to go to RT-4. The FAR and square footage will be set in the amendment of the PD.
 You cannot do any expansion without going to RT-4? A – Correct.
 If the Danish Home closes can the zoning revert back to RS-1? A- Yes, it would sunset back as written in the PD. Is there any way you would consider changing the setback along the alley? A- No, it is consistent with the existing building.
 What are the dimensions of the driveway and bay? A – Full loading zone that would fit a full size semi. We do not intend to have full size semi deliveries. The size of the driveway and bay is determined by zoning department.
 Mike – Any compromises at the open house? A – not with size and structure. There was discussion about adding parking which they are willing to do.
 What is the current unit size average? A – 400SF. Proposed units – 500 SF. They are willing to include the number of beds in the plan.

Residents:

- Concerned about noise.
- Concerned about saying proposed, no guarantee.
- Who owns parking on Hurlbut? The city.
- Concerned with zero lot line. Wants IG to investigate the parking.
- Concerned about adding more beds.
- Concerned about zoning.
- No give and take.

Liz made a motion to vote on the proposal as follows: Zoning RS-1 to RT-4. Plan to include a full size loading zone. Maximum of 59 beds. Include 9 on-site parking spaces. Grant of privilege for Hurlbut parking will be included in the PD.

Vote:

Marc – Yes

John K – No

Terry – No

Jim – Abstain

Frank – Yes

Liz – Yes

David – Yes

Tony – No

Mike - Yes

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Proposal is recommended to Alderman Napolitano for support.		

Project Representative

Zenon Kurdziel

Bogdan Klek

SUBJECT	5001 – 5015 N. Harlem	
	5001 – 5015 N. Harlem – requesting a zoning change to develop 8 Townhomes, 4 stories, 2,500 SF. 3 bedrooms, attached 2 car garage, owner occupied, selling price \$450,000 to \$500,000.	
QUESTIONS / CONCERNS	<p>Frank – Any fire escapes from the top? A – No, they are meeting the current code. Fire escape is only required with 5 or more stories. Is there an alley? A – No, it is a closed alley. Is there room for delivery trucks? A – Yes. Does not like that a truck has to back out into Harlem.</p> <p>Liz – Doesn't like the look of the buildings facing Harlem. A – They are willing to change it. Where would the garbage carts go? A – carts would be put out on the day of service.</p> <p>Terry – Will there be a homeowners association? A – Yes but it would have to be established by the homeowners.</p> <p>Marc – Anything similar in the area? A – South on Harlem there is a large apartment building. Marc is concerned there is not something very similar, no curb cut, Harwood Heights does not allow residential on Harlem. Worried about setting precedent.</p> <p>John – Are you filing the whole lot? A – They are meeting the required setbacks.</p> <p>Jim – Concerned about water.</p> <p>Liz – Fencing requirements? A – Yes in the back and sides of the property.</p> <p>Tony – Concerned about setting precedent with residential. Not a great design for the area. Too contemporary.</p> <p>Mike – Are you moving the existing curb cut? A – Yes.</p> <p>Frank – Suggested the committee let the applicant know now if the main concern is setting precedent and they will not support the proposal.</p> <p>Residents: Can you change Harlem Ave. view? Yes. Support residential. There is no need for more commercial. Suggested they consider a different configuration. Consider less units.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

• Motion to adjourn by Liz, second by Marc. Meeting Adjourned at 8:52 pm.