

## 41<sup>st</sup> Ward Zoning Advisory Committee

May 4, 2016  
6:30 PM

Olympia Park  
6566 N. Avondale

MEETING CALLED BY	Liz Dechant
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:02 PM
ATTENDEES	Christine Rosenberg, Frank Icuss, Marc Pelini, Tony Chiavola, John Anderson, Jim Hankin, Liz DeChant, David DiSanti, Mike Emerson, John Kwasinski, Terry Shannon

### Project Representatives

**Paul Kolpak – Attorney**

**Tim Pomaville – Developer**

SUBJECT	5306 W. Devon
Seeking a change from B3-1 to B2-3 to develop 4 story containing 7 Condos and 1 work/live condo.	
DETAILS	Development would be considered Transit Oriented Development. Property would contain 3 designated parking spaces in the back of the building. The property would be called the bicycle flats and would be marketed to individuals that utilize public transportation and bicycles. The property would contain bicycle storage on the main floor.
QUESTIONS / CONCERNS	<ul style="list-style-type: none"> <li>• Andrea Simon, Director of the Edgebrook Chamber of Commerce voiced support for the project. Noted it would help encourage new business in downtown Edgebrook.</li> <li>• John A – Concerned about height. Would be the tallest building on the block</li> <li>• John K – What is the price point? Answer – Starting price would be around \$350,000.</li> <li>• Terry – Do you intend to build with brick? Answer – It would be brick in front with stone at the lower level. The sides would be block. Terry voiced concern about buyers with cars and parking issues.</li> <li>• Marc – Concerned about height. Concerned with the size of the lot supporting the size of the building. Feels the price point is much too high. Concerned that FAR is 2.5 times the current FAR.</li> <li>• Liz – Would you consider pulling back the fourth floor? Would you consider bringing in Zip Car? Answer – Yes, great suggestions and both would be considered. Liz was confused about the entrance. Asked if an elevator would be considered. Answer – Not enough room for an elevator.</li> <li>• Frank – These type of developments worked well in Bucktown and Wicker Park because the areas were old. Edgebrook is a solid residential community. Frank suggested looking to Edison Park to link a Divy Station.</li> </ul>

	<ul style="list-style-type: none"> <li>•Christine – Spoke with the Edgebrook community. The neighborhood is interested in new development. She likes the concept but is concerned with the parking. Not sure if the infrastructure supports biking. Christine referenced a 2004 study regarding live/work space. Likes the idea of the fourth floor setback. Feels three stories would be better.</li> <li>•David – Can this be built without a top floor. Answer – Margins would be very close, might be too risky.</li> <li>•Tony – Appreciates the willingness to invest in the community. Concerned with block on the sides especially on the visible forth floor. Likes the idea of a fourth floor setback. Asked how long Tim has been a developer? Answer – since 2008, acknowledged a few companies he worked with previously.</li> <li>•Jim – Height is a big concern. Setting back the fourth floor doesn’t help the neighbors behind the property. Not convinced this concept is right for Edgebrook. Concerned about parking.</li> <li>•Mike – Likes the setback as long as it is meaningful. Likes the concept. Could work very well bringing product into and out of the community. Could attract new residents and long-time residents looking to downsize. Would like to see elevation inserted into illustrations.</li> <li>•Community Questions <ul style="list-style-type: none"> <li>1. Concerned with parking. Resident has permit on Spokane but 16<sup>th</sup> Ditric does not ticket.</li> <li>2. What would prevent a Condo Association to allow rental? Answer – Pricing wouldn’t make sense.</li> <li>3. Concerned that all the other properties on Devon would want this zoning. Could add over 300 units in the area. Too much density. Would like to see a 38ft building.</li> <li>4. Would the live / work condo be up to the sidewalk or setback? Answer – Up to the sidewalk.</li> <li>5. Resident stated he moved to Edgebrook so he didn’t have to live around 200 neighbors. Answer – They are not trying to change the zoning in the whole area or bring 200 condos. They want to build 8 condos.</li> </ul> </li> </ul>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

- **Motion to approve April meeting minutes by David, Second by Tony.**
  - **Motion to adjourn by Frank, second by Terry.**
- Meeting Adjourned at 8:02 pm.**