

49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Tuesday, April 8, 2008 7:00 pm

Members Present

X	Kevin O'Neil (Chair)		Wanda Jackson
X	Rich Aronson		Michael James
X	Paul Bluestone	X	Kenneth Johnson
X	Rene Camargo		Charese Jordan
X	Denis Detzel	X	Andrew Kerr
	David Fagus		Marty Max
X	John Fitzgerald		Richard Moran
X	Jim Ginderske		Rev. Marilyn Pagan
	Gustavo Giraldo	X	Jonathan Rivera
	Dorothy Gregory	X	Jack Swenson
X	Michael Land (Non-Voting Staff)	X	Barbara Sepanik (Non-Voting Secretary)

CommunityMembers/Observers Present

Alderman Joe Moore

New Business

REQUEST FOR RELIEF

Address: 6973 N. Ashland

Request: Applications for a zoning variance and two administrative adjustments

- Side yard variance to allow one parking space partially within the rear yard/side yard.
- Minimum lot area adjustment for the seventh dwelling unit.
- Side yard adjustment for north side yard from 4'0" to 3.15'

Applicant(s): Peter Sterniuk and Marcin Sterniuk

Representatives Present: Peter Sterniuk and Paul Kolpak (attorney)

Committee Recommendation: The Committee voted to recommend that the Alderman oppose the applications for a zoning variance and two administrative adjustments, pending an improved design with an affordable unit.

Alderman Moore's decision: The Alderman will take the Committee's recommendation under advisement.

Details of Discussion: Peter Sterniuk was joined by his attorney, Paul Kolpak, in a presentation supporting their request for a zoning variance and two administrative adjustments to build a seven-unit masonry building at the above address. The lot is zoned RT4 and is 6,770 square feet in size. A single family frame home currently sits on the lot. If they receive the variance they will be able to afford better building materials on the side and rear of the property. The extra unit would also make the units slightly smaller and more saleable. The site is without alley access.

The Committee's questions focused on floor plans, price points, site plan issues, sustainability issues and experience. They sought clarification on the configuration of the duplex units. The price points were \$220 per square foot with units ranging between 1,300 and 1,600 square feet. Committee members sought clarification on how pedestrian traffic would flow around the building (rear exits for front units would exit onto the driveway), the width of the driveway (10 feet), the location of the garbage enclosures (in the rear yard), the method for garbage collection and removal (pulling the cart down the driveway) and landscaping (the mature tree in the parkway will be saved).

The Committee discussed concerns about the difficulty in marketing the project in general, noting specifically that the rear exits for the front units are awkward and potentially unmarketable. A suggestion was made to have a center entrance. A motion was made and approved to recommend to the Alderman that he oppose the applications and ask the developer to return with a better design and an affordable unit.

REQUEST FOR RELIEF

Address: Southwest corner of Albion and Sheridan Road.

Request: Application for a planned development and Lakefront Protection Ordinance review.

Applicant(s): Loyola University and Village Green Companies

Representatives Present: Jennifer Clark, Director of Government and Community Relations for Loyola University; Jonathan Holtzman, CEO/Chairman of Village Green; and Jack Boarman, BKV Group (architect).

Committee Recommendation: The Committee voted to recommend that the Alderman take no position on the development, pending more details and more community input.

Alderman Moore's Decision: The Alderman accepts the Committee's recommendation and will hold a community meeting after Loyola University and Village Green revise their plan and meet with nearby neighbors for feedback and input.

Details of the Plan: Jennifer Clark, Director of Government and Community Relations for Loyola University, described that Loyola issued a nationwide request for proposals (RFP) using the Devon-Sheridan Tax Increment Financing District (TIF) design guidelines. Village Green was one of several respondents to the RFP. Loyola believed the Village Green proposal was most in keeping with the neighborhood and appreciated the LEED certification that Village Green would be seeking for the development.

Jonathan Holtzman, Chairman of Village Green, explained his company's background and its current efforts in the Chicago area. Village Green owns and manages 35,000 apartment units mostly in the Midwest, and is proud of operating very efficiently. He noted that the company's property managers are trained through Village Green University on all aspects of real estate property management. Currently, they are rehabilitating two vintage buildings in Chicago's Loop—188 W. Randolph and 343 S. Dearborn. The company also owns a number of other units in the city and suburbs and invited committee members to visit their web site at www.villagegreen.com.

The company is seeking to capitalize on a clear trend to develop rental properties in urban areas that have strong transportation and cultural characteristics, which is why they are looking at Rogers Park. Mr. Holtzman further noted that Village Green holds onto its properties. The company still owns buildings it developed in the 1960s. Seeking to allay concerns that the development would become a de-facto dormitory, Mr. Holtzman noted that the lease terms include a provision that tenants must qualify individually, and that they will not accept a "guarantee of payment" from a third party, including parents or other family members. He intends for the company to hold the apartments for the duration of the long-term ground lease.

Village Green's architect, Jack Boarman of the BKV Group, presented the proposal itself. Mr. Boarman said he reviewed the architecture of the neighborhood and tried to use that to inform the cladding of the building. The building is a nine-story, mixed use building containing 205 dwelling units, 16,000 square feet of commercial space and 540 parking spaces. The building would step down to seven stories then five stories along Albion Avenue as it approaches the CTA Red Line. It is set back from the street level at the third story and at the penthouse level. The site plan would include two entry points, one at Loyola Avenue and one at Albion Avenue.

The Committee's questions and comments examined parking, affordability, retail uses, timeline, sustainability, and traffic flow. The parking structure would be owned and operated by Loyola University. Security would be provided the large number of tenants and proper tenant screening. Twenty percent of the units would be affordable to low and moderate income individuals and families and would be scattered throughout the building. The units would be affordable at 50 to 60% of area median income for the Chicago Metropolitan Statistical Area.

Village Green would review community needs for the mix of retailers. Most likely they would be personal service providers and cafes. The timeline for completion of the project is 18 months of receiving building permits. The company plans to pre-lease the building and have it 80% leased by the completion of construction.

Village Green is seeking LEED certification. The company is also looking to preserve the terra cotta façade of the building at 6572 N. Sheridan Road. The company would work with traffic consultants about traffic flow. Alderman Moore stressed that they need to

share the parking with the neighborhood and that he wants that to be part of the plan. The presentation team was then dismissed.

Details of Discussion: Deliberation discussions focused on the lack of details, with floor plans and unit break down not being provided. Some Committee members suggested a reversal of the order of the buildings so that it was five stories on Sheridan and progressively taller as the building approached the Red Line. The Committee agreed that many traffic and parking issues needed to be resolved. The Committee especially wants details of a shared use agreement for the parking, a traffic study and details of the floor plans. A motion was made to recommend that the Alderman take no position on the development, pending more details and more community input. The motion PASSED.

REQUEST FOR RELIEF

Address: 7315 N. Sheridan Road

Request: Applications for a zoning change from RT4 to B3-5, a variance from the rear yard setback requirement, and approval from the Chicago Plan Commission under the Lakefront Protection Ordinance.

Applicant(s): Richard Aronson

Representatives Present: Richard Aronson and Jeff Goulette (architect)

Committee Recommendation: The committee refrained from making a formal recommendation on the proposal, and voted instead to recommend that the alderman hold a community meeting.

Decision of the Alderman: The Alderman accepts the Committee's recommendation and will hold a community meeting.

Details of Discussion: Rich Aronson was joined by his architect, Jeff Goulette in a presentation supporting their request for a zoning change from an RT-4 to a B3-5 at 7315 N. Sheridan, with additional rear yard relief required. Mr. Aronson is proposing a 44 unit rental building with four affordable units and 3100 square feet of retail space. The retail would be improved with a front patio to allow for outdoor restaurant dining. The building would be on the cutting edge of energy efficient buildings. The developer is hoping to make use of geothermal technology and wind turbines. This would make the building energy self-sufficient. They expect to even sell some energy back to Com Ed. This would significantly contribute to the long-term affordability of this rental housing.

Mr. Aronson noted that the building next door is nine stories tall, so his proposed building would not be the highest building on the block. He would provide a minimum of 49 parking spaces, as required by the zoning, but would provide more if he found a way to do so as his architectural plans develop.

The committee opted not to make a formal recommendation at this time, pending a community meeting. However, the Committee members entertained a motion to state formally that they are favorably disposed to the project because it brings both rental housing and significant green features, both of which are desired in our community.

However, the Committee withheld from making a formal recommendation, and moved instead to refrain from a final recommendation until the community meeting. The motion PASSED.

NOTE: Mr. Aronson, a member of the Committee, recused himself and did not participate in the discussion or the Committee vote.

Meeting adjourned. Next scheduled meeting is Tuesday, May 13, 2008.