



3RD WARD MEETING MINUTES – ALDERMAN DENISE RODD

June 8, 2016

AGENDA

- ERA Tool Property on North Avenue

WELCOME

Meeting met in Des Plaines Library.

Alderman Rodd provided the 3rd Ward Spot to the Developer Pontarelli Co to present their Blue Sky Senior Residence design.

Today's meeting is an information gathering for Denise and 3rd Ward and Des Plaines neighbors. Tonight is not a formal meeting, tonight is an opportunity to have the developers present a proposed project for the Era Tool property and to listen to Des Plaines residents. Developers have not met with Planning and Zoning.

HISTORY OF PROPERTY

946 North Avenue is an M2 or Manufacturing zoned property of about 3.5 acres. Being a manufacturing zoned means there are limitations of what can be built or done with the land and stay within a manufacturing zone. By right a manufacturing company can move onto the site.

The property, triangular in shape, has 3 frontage components with NW tracks in the back and is capped by the Fifth Court Apartments on the West End and the Union Pacific building on the East with residential housing in between.

Era Tool moved out at the end of 2015, building is currently vacant. Era Tool still owns the property.

- Question: How is zoning determined between Manufacturing and Residential? By market demands and the City decides how a property is zoned. For the North Avenue property to become a residentially zoned property (as being proposed) property would need to be re-zoned to residential.

The proposal would be to re-zone property to an R4 residential property. This would allow up a building to a maximum of 80 feet.

BLUE SKY SENIOR RESIDENTIAL BUILDING

Senior Housing Expert explained at the beginning of the meeting that people are living longer and healthier. Many Seniors' would rather continue to live on their own then move to a nursing facility, yet not have the burden of maintenance of a house. The proposal of the Blue Sky development is a 4 story, 80-83 unit, 1 bedroom/studio building. Minimum age would be 62 for residency. Studies have shown that seniors that move out of their house still want to stay within the same 'neighborhood' to shop at familiar stores and be with the people they know.

The building proposed would have limited to no staff and no medical facility. Undercover parking will be available with an overhead walkway between the building and garage. No balconies.

Rent and Amenities: Rent would be approximate \$1,400, which would/could include Wi-Fi, Dining Area, and Utilities (of some sort). As yet, numbers have not been compiled.

Questions/Concerns:

- Where would access to the property be? *It would be the same road as Era Tool used, with a 2nd access road a little west.*
- What is the height of the building? *Approximately: 80' maximum based on the R4 Zoning.*
- Why not build as an R1? *R1 zoning is single family building, which would not work for this design or market demand.*
- Why so high?. *Building is being set in the back portion of lot to not interfere with single residents.*

- Will there be a fence? *Yes. Along the NW Tracks – about 6 – 8 feet high. A retention pond behind the building will serve as a “buffer” from train noise and help with flooding.*
- Why not make an entrance into the site from Northwest Hwy over the tracks? *Can't be done. The Railroad has domain.*
- Lights? *Yes there will be minimal lights and set up to not spill onto neighbors' property.*
- How many parking spaces? *Approximately, 118 with guest parking in front driveway.*
- This is a very quiet neighborhood, this will be very disruptive and a detrimental to the neighborhood. How does putting this type of building on the property improve the neighborhood? *Changing the zoning to a residential code will prevent any manufacturing company in and, by right, build on the property.*
- Traffic is an issue (now) on 2nd and 3rd Avenues, with this building of a senior living, traffic will increase even more. *Remember this will not be a nursing facility, residents are free to come and go.*
- With elderly living there, will buses start to come down North Avenue to the location for the seniors to get around? *There are no buses and no shopping within walking distance of this property. Not a nursing facility.*
- What is the property does not sell? *Developer does not see a concern of property not selling.*

RECAP:

Discussion followed with residents voicing opinions, concerns, and questions on the proposed property planning.

This was a meeting to get a feel of the neighbors of the proposed plan. Feel of the meeting was many questions and concerns. If this proposal moves along beyond this evening, then there will be more chances to discuss. The “what ifs” are still not known. What is shown today may not be what will be finalized.

Major concerns came down to 3 things:

- Height
- Traffic
- Noise

Thank you to the Pontarelli Co for providing this information and design, City Manager for zoning input and to the 3rd Ward residents and Des Plaines Citizens.

NEXT MEETING

August 10, 2016

Prairie Lakes – 7:00 p.m.

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