



Village Planning Committee Meeting Summary

Z-39-22-5

Date of VPC Meeting	August 23, 2022
Request From	R-5 SP
Request To	R-5
Proposed Use	Removal of a Special Permit to allow multifamily residential
Location	Approximately 340 feet east of the southeast corner of 29th Avenue and Northern Avenue
VPC Recommendation	Approve, per staff recommendation
VPC Vote	14-1

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One individual registered to speak in favor of the request.

STAFF PRESENTATION

Mr. Nick Klimek, staff, provided an overview of the site including its physical and policy contexts, the applicant's proposal, and the staff recommendation. He stated that the site is restricted to operate only as a daycare due to a Special Permit approved in 1979. The applicant is proposing to remove the Special Permit so the site can be developed as multifamily as permitted by its R-5 (Multifamily Residence District) zoning.

APPLICANT PRESENTATION

Mr. Matt Waltz introduced his team and stated that they are requesting the Special Permit be removed so the property can be developed as multifamily as permitted by the underlying zoning.

QUESTIONS FROM THE COMMITTEE

Committee Member Bonilla asked about the unit profile for the project. **Mr. Waltz** stated that they first need to remove the Special Permit before they can progress into designing the site, but they are considering all two-bedroom units at this time.

Committee Member DeGraffenreid stated that he doesn't have a specific objection with removing the Special Permit but that he doesn't like that there is no proposal for the committee to review.

Committee Member Keyser asked if the applicant had met with the North Glen Square Neighborhood. **Mr. Waltz** stated that leaders have been supportive.

Committee Member Malkoon asked staff if the project will have a detached sidewalk. **Mr. Klimek** stated that there is not a proposal associated with the request, but that a thorough development review process will be required for a proposal once one is submitted for consideration and that a detached sidewalk may be required. **Mr. Waltz** stated that they first need to remove the Special Permit before they can progress into designing the site. **Committee Member Malkoon** asked the applicant to consider a detached sidewalk.

Committee Member Jones asked if all vehicular access would be from Northern Avenue or if there are secondary points. **Mr. Klimek** responded that all access will be from Northern Avenue.

Committee Member Bonilla stated that the applicant should provide more detail on the proposal.

Committee Member DeGraffenreid stated that his wife is involved in the North Glen Square neighborhood and that there were concerns related to parking and the four-stories of height proposed. **Mr. Waltz** stated that they will continue working with the neighborhood.

Committee Member Fitzgerald asked for confirmation that this proposal is for New Freedom, an organization focused on housing individuals who were formally incarcerated. She added that she had toured their facility at I-17 and Peoria Avenue and that it is impressive. She indicated that Jeff Spellman and Debra LaPlante support the request. **Mr. Waltz** confirmed that they are considering options for the site, but that one option is multifamily to house graduates of the New Freedom program.

Committee Member Malkoon stated that the occupancy shouldn't matter if the neighborhood is aware and not concerned. **Mr. Waltz** responded that the neighborhood is aware and that the only concerns were parking and height.

Committee Member Smith asked if the VPC were to approve the request if they would later could review the site plans. **Mr. Klimek** responded that the proposal would not be required to return to the VPC.

Committee Member Keyser stated that earlier programs such as Crime Free Multi Housing were well intentioned but prohibited formerly incarcerated individuals which forced those populations into lower quality housing and that led to a higher rate of recidivism. He stated that he is supportive of the request and wants to honor the underlying zoning.

Vice Chair Bryck asked if this would be considered a group home or community residence center. **Mr. Waltz** confirmed that it would be considered multifamily.

Committee Member Harris asked if the project would house sex offenders, noting the proximity to a nearby school. **Mr. Waltz** stated that New Freedom does not currently work with sex offenders. **Committee Member Williams** stated that often the individuals that people may fear having close to a school are often released with heavy monitoring requirements. **Committee Member Malkoon** stated that law requires a maximum of three sex offenders at a single address.

Committee Member Jones asked if R-5 zoning allows 48 feet in height by-right. **Mr. Jesus Fernandez** introduced himself as the project architect and confirmed.

PUBLIC COMMENT

Mr. Jeff Spellman stated that the Violence Impact Project (VIP) Coalition knows New Freedom from several project and that they have been impressed by the results. He added that the VIP Coalition has been in touch with New Freedom on this property, the design of the proposal, and in the abatement of blight on the site. He indicated that the community came together to develop the 27th Avenue To Do List which articulates a vision for the area including detached sidewalks. He stated that he supports the project and that he trusts New Freedom.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED:

MOTION

Committee Member Jones made a motion to approve the request per the staff recommendation. Second by **Committee Member Keyser**.

DISCUSSION

None.

VOTE

14-1-0; motion passes with Committee Members Adams, Bonilla, Fitzgerald, Harris, Jones, Keyser, Krietor, Malkoon, McCabe, Sanchez, Smith, Williams, Vice Chair Bryck, and Chair Shore in support; Committee Member DeGraffenreid in dissent; and none in abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS

None.