

Z2018220 CD

ZONING CASE # Z2018220 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway Street and 7600 Broadway Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18067)

Staff mailed 106 notices to the surrounding property owners, 41 returned in favor, 20 returned in opposition, and the Oak Park Northwood Neighborhood Association is in favor. Staff also received notices from outside the 200 foot notification radius, 36 in favor, 25 in opposition, and 2 petitions in opposition with 114 signatures and 150 signatures.

Bill Kaufman, representative, amended the zoning request to "MF-50 CD AHOD" with uses for an office. He also explained the different approaches of outreach for any questions and concerns from the community, as well as compromising on the zoning request.

Tom Carter, Pape-Dawson Engineers, answered the Zoning Commissioners questions.

The following citizens appeared to speak:

Sam Arizpe, passed time.

Alison Engel, presented a petition with 264 signatures in opposition, stated she agrees with the amended request.

Carl Engel, yielded minutes to Alison Engel.

Ginger Malesky, presented a petition with 298 signatures in opposition and stated the representative has worked with the community.

Jim Mysliwicz, spoke in opposition.

Cynthia Curry, stated the representative worked with the community regarding traffic issues.

Teena Larson, passed time.

Frank DeGrasse, presented a letter in opposition.

J.R. Brooks, stated he agreed with the amended request.

Lynn Rada, left the meeting.

David Ash, spoke in favor.

Richard Yeargain, spoke in favor.

Betty Yeargain, yielded minutes to Richard Yeargain.

Ginger Evans, yielded minutes to Richard Yeargain.

William Church, spoke in favor.

Eleanor Seiferth, left the meeting.

Mike Seiferth, left the meeting.

Sally Fladger, spoke in favor.

Mallory Cluiss, spoke in favor.

Marilyn Taylor, spoke in opposition.

Ben Schoenbaum, Oak Park NA President, spoke in favor.

Victoria Rodriguez, left the meeting

David Wallace, stated he agrees with the amendment.

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Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

The Zoning Commissioners discussed and commented on the presented case.

COMMISSION ACTION

A motion was made by Commissioner Nix and seconded by Commissioner Gibbons to recommend Approval as amended.

**AYES: Romero, Lopez, Head, McGhee, Kamath, Bustamante, Rosalez, Sipes,
Gibbons, Nix, McDaniel**

NAY: None

THE MOTION CARRIED