

NORTH Park Planning Committee (NPPC)

Urban Design-Project Review Subcommittee Meeting

Minutes: Tuesday June 6, 2023– 6:00PM

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I. Call to Order: 6:05 PM

Board Representatives: Chair Mark Spitzer, Lynn Elliott

Community Representatives:

Attendees:

II. Parliamentary Items:

Motion: to approve the Agenda: Agenda approved. Unanimously.

1. Approval of March 6, 2023 Minutes:

Motion: To approve Minutes. Approved. Unanimously.

III. Non-Agenda Public Comment: None

IV. Project review-PRJ-1085488

Addition of two ADUs to 4546-62 Boundary st.

Presenter: Mark Farrar and Brian Enright

A variance is needed regarding setbacks from the property line.

Reduced setbacks are necessary for this project to be built. The reduced setbacks do not appear to have any negative consequences.

Affordability was discussed. The existing building is at the lower end of the rental market by virtue of its location and simplicity of construction. The new ADUs will also be at the lower end of the rental market for the same reasons. There is no deed restricted rental program available for a project of this size. The owner has owned the property for many years and is not aggressive about raising rents. The existing building is being painted and undergoing exterior renovation. The new ADUs will have a fenced in patio and a useable upstairs balcony. The existing building has 0 parking. No parking is planned for the new units. There is adequate on-street parking on Illinois and Boundary. The property is a short walk from public transportation and many shops and restaurants on Adams Ave. and 30th st.

Motion to approve by Lynn Elliott: Vote to Approve by Elliott and Spitzer

V. Discussion Item: None

VI. Adjournment: 6:30 PM

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact Chair, Mark spitzer at urbandesign@northparkplanning.org, or 619 602-7851.