

41st Ward Zoning Advisory Committee

July 14, 2021
6:40 PM

Zoom Virtual Meeting

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:08 PM
COMMITTEE MEMBERS & ATTENDEES	Frank Icuss, Mike Emerson, Jim Hankin, John Kwasinski, Marc Pelini, Emily from Oriole Park on behalf of Liz.

Meeting started with a motion to approve the minutes from June 2, 2021 by Dan, 2nd by Frank. Second by John K. Minutes approved

Project Representatives

Paul Kolpak – Lawyer

James Cox - Owner

SUBJECT	6538 N. Milwaukee
	5850-5860 N. Northwest Hwy – Requesting a change in zoning to M2-1 to obtain a business license. No construction proposed. Besco Air does not sell to the public. HVAC repair and parts company.
QUESTIONS / CONCERNS	<p>Frank – Any volatile gas stored on-site? Answer – A few tanks for welding, they are not required to be permitted. Any plans to expand the building? Answer – No. Frank asked if it is possible to change zoning on building only and not the parking lot to address concerns about outdoor storage. Paul Kolpak stated he would inquire but does not know if it is possible.</p> <p>Mike – Do you store R-22? Answer – Yes. Why M2-1 zoning? Answer – Contractor business license is not permitted in current zoning. Would you be open to reverting the zoning back to M1-1 once you obtain your license? Answer – Yes.</p> <p>Emily – Asked to confirm address and building owned. Emily stated she has no objection to this use.</p>

	Residents: 1. Asked if there will be any activities taking place outside? Answer – No. Motion to vote and change zoning to M2-1 and revert back to M1-1 after obtaining a business license. Motion made by Frank second by Marc Vote Frank Icuss – Yes Mike Emerson - Yes Jim Hankin – Yes John Kwasinski - Yes Marc Pelini – Yes	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Proposal recommended by 41 st Zoning Advisory Committee		

• **Motion to adjourn by Marc second by Jim 7:08 PM.**