

41st Ward Zoning Advisory Committee

April 15, 2025
6:30 PM

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:29 PM
COMMITTEE MEMBERS & ATTENDEES	Marc Pelini, Frank Icuss, John Kwasinski, Mike Emerson, Emily Dankewycz, Dan Collins.

Meeting started with a motion by Emily to approve the minutes of the April 15, 2024 meeting. Second by Frank. Minutes approved.

Project Representatives

Neil McLaughlin – Property Owner.

Oscar Alba – Architect

Saiful Malik - Designer

SUBJECT	5943 N. Northwest Hwy
5943 N. Northwest Hwy. – Requesting a change in zoning from C1-1 to C1-2 to develop a mixed use building with commercial storefronts on the first floor and 8 residential units above with 8 on-site parking spaces.	
QUESTIONS / CONCERNS	Frank – Suggested this be a Type-1 zoning change. Will this building be centered on the two lots? A – yes. Mike – Height of the Building – A – 50 feet. The committee discussed more information they would like to obtain for the next meeting, including: • FAR • Elevations of the buildings along Northwest Hwy. • Renderings The owner indicated the parcel was previously zoned C3 but had no documentation. He stated he would try and obtain.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Applicant will provide additional requested information for next meeting		

- **Motion to adjourn made by Frank, second by Dan 7:29 PM.**