

## 41<sup>st</sup> Ward Zoning Advisory Committee

May 5, 2021  
6:41 PM

Zoom Virtual Meeting

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:34 PM
COMMITTEE MEMBERS & ATTENDEES	Frank Icuss, Mike Emerson, Jim Hankin, Tony Chiavola, Emily from Oriole Park on behalf of Liz.

**Meeting started by acknowledging there was no quorum. Minutes from March meeting will need to be approved at the next zoning meeting.**

### Project Representatives **Paul Kolpak - Lawyer**

SUBJECT	6538 N. Milwaukee
QUESTIONS / CONCERNS	<p>6538 N. Milwaukee – requesting a zoning change from RT-4 to C1-1 to obtain a business license for a commercial cleaning business. No development or construction proposed. Property is currently non-conforming at RT-4 zoning. It has always been a commercial property. The new business will be an indoor contractor for commercial office cleaning. This building will store equipment. Hours of operation will be 8 AM until 4:30 PM there will be no access to the property from 7 PM until 8 AM. Total of three employees.</p> <p>Mike – will they service machines at this location? Answer - no. Just storage for pick up. Any chemicals on the property? Answer - floor wax, cleaners, sulfuric acid stored in safety cabinets. How long has this property been on the market? Answer - well over one year closer to two years. Why not change the zoning to B3-1? Answer - commercial contractor cannot be in a B3-1 zoning. Business affairs and zoning stated C1-1.</p> <p>Frank- Will there be any propane stored on site? Answer - no. All electric equipment. Do you have any Chicago customers? Answer - yes footlocker. Frank requested a list of clients. Do you on the property? Answer - property is contingent on the zoning change. How do you dispose of your slop water? Answer - nothing is brought to this site. Water is disposed on location. Is this a public alley next to the lot? Answer - not sure will find out.</p> <p>Emily - how many crews do you have for cleaning? Answer - three crews totaling six people. Our machines maintained or cleaned at this site? Answer - no</p> <p>Residents- why does the zoning committee not consider a better use may be a mixed use , referenced the townhomes down the block. This property has not</p>

	<p>been marketed properly. Should be mixed use. This is spot zoning. It is customary for proposals to bring some benefit to the community.</p> <p>Frank – our job is to keep balance and respect the neighborhood.</p> <p>Tony – there was tremendous pushback on a proposal for condos at the former Lin’s Garden location down the block. A Majority of the neighborhood would support this change and use.</p>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Proposal recommended by 41 <sup>st</sup> Zoning Advisory Committee		

**• Motion to adjourn by Frank second by Tony. Meeting Adjourned at 7:34 pm**