

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

August 28, 2019  
6:30 PM

Olympia Park  
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	6:59 PM
COMMITTEE MEMBERS & ATTENDEES	Terry Shannon, Liz DeChant, John Kwasinski, Marc Pelini, David DiSanti, Mike Emerson, Tony Chiavola

**Meeting started with a motion by Liz to approve the minutes of the June 28, 2019 meeting. Second by Terry. Minutes approved.**

## Project Representatives Paul Kolpak - Lawyer

SUBJECT	7720 W. Touhy.		
7720 W. Touhy – Requesting a change in zoning from B1-1 to B2-2 to allow the commercial condominium owners to convert into live-work designation. Interior renovations only.			
QUESTIONS / CONCERNS	Paul Kolpak requested a continuance. Granted by the committee		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	

**Project Representative**

**Daniel Fox – Lawyer**

**Steve and Barry Kohler – Property Owners**

<b>SUBJECT</b>	6547-49 N. Northwest Highway.	
	6547-49 N. Northwest Highway – Requesting a change in zoning from RS-3 to B1-1 in order to permit a personal service (yoga studio) to locate within the existing ground floor retail space. No expansion or further development of the existing building is proposed.	
<b>QUESTIONS / CONCERNS</b>	Marc – Not a fan of spot zoning but this is understandable. Can we establish an agreement to revert the zoning back to RS-3 upon sale of property? A – Yes. How long has the building been here? A – 1930’s. John – Is there a single family home next door? A – Yes. Concerned about selling the property and making it bigger. Terry – Concerned about it becoming a tattoo parlor? A – No, not allowed in B1-1 Liz – Happy to support small business. What is the B1-1 parking requirement? A – Does not have one. Is the parking in front metered? A – No. Concerned about parking. A- The yoga studio would acquire 650SF. They would have very small classes. Liz likes that they are requesting the smallest commercial zoning. Mike – Will this be a Type 1 Zoning change? A – Yes. Mike supports with no additions. The committee agreed to schedule the next meeting on Wednesday September 4, 2019.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Attend 9/4 meeting for decision.		

**• Motion to adjourn by Terry, second by Tony. Meeting Adjourned at 6:54 pm.**