

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

May 5, 2025  
6:30 PM

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:12 PM
COMMITTEE MEMBERS & ATTENDEES	Marc Pelini, Frank Icuss, Mike Emerson, Emily Dankewycz, Dan Collins, Dave DiSanti

**Meeting started with a motion by Frank to approve the minutes of the April 15, 2025 meeting. Second by Emily. Minutes approved.**

### Project Representatives

**Neil McLaughlin – Property Owner.**

**Oscar Alba – Architect**

**Saiful Malik - Designer**

SUBJECT	5943 N. Northwest Hwy
QUESTIONS / CONCERNS	<p>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.</p> <p>This is the second meeting for this proposal. The property owner clarified that the plan for the first floor would be 2 commercial spaces. They provided all details requested from previous meeting including FAR, elevations of neighboring buildings, and renderings.</p> <p>Frank – Asked if there has been any communication with the neighbors? A – No. Mike – Expressed concerns with the height. Asked about height of town homes down the block. A – Does not have that data.</p> <p>Frank made a motion to vote on the proposed Type 1 zoning change from C1-1 to C1-2, Second by Dan.</p> <p><b>Vote:</b> Dan – Yes Dave – Yes. Frank – Yes. Mike – Yes. Emily – Yes. Marc – Abstain.</p>

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Committee recommends the Type 1 zoning change to Alderman Napolitano.		

• **Motion to adjourn made by Frank, second by Dave 7:12 PM.**