

41st Ward Zoning Advisory Committee

June 2, 2021
6:36 PM

Zoom Virtual Meeting

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:16 PM
COMMITTEE MEMBERS & ATTENDEES	Frank Icuss, Mike Emerson, Jim Hankin, Dave Disanti, Dan Collins, John Kwasinski, Marc Peline, Tony Chiavola, Emily from Oriole Park on behalf of Liz.

Meeting started with a motion to approve the minutes from March 2, 2021 and May 5, 2021 by Dan, 2nd by Dave. Minutes approved

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>Paul introduced the original owner who explained her family’s use of the property for clothing assembly. Since 1993 they have owned and operated. Since license did not lapse they were grandfathered in. If the license were to lapse they would not have been able to reinstate their business license. The applicants business will be similar hours of operation 9 AM to 5 PM. Contractors’ warehouse with two employees. Trucks will enter the building to get equipment and products.</p> <p>Frank – What do employees do? Answer- Office work. Besides a warehouse will this location be used to run the business? Answer - yes. Is this an alley next to the lot? Answer no, confirmed with CDOT it is not an alley.</p> <p>Mike – Drove the area and feels this use will not change or impact the area.</p> <p>Mark – Are you purchasing the property? Answer - yes. Concerned about C1-1, would like to revert back to RT-4. Answer – this can be done. B3-1 does not allow this business use.</p>

	<p>Motion to vote and change zoning to C1-1 and revert back to RT-4 after obtaining a business license. Motion made by Mark second by Frank.</p> <p>Vote Frank Icuss – Yes Mike Emerson - Yes Jim Hankin – Yes Dave Disanti – Yes Dan Collins - Yes John Kwasinski - Yes Marc Pelini – Yes Tony Chiavola - Yes</p>
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Proposal recommended by 41 st Zoning Advisory Committee		

• **Motion to adjourn by Frank second by Jim 7:16 PM.**