

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

November 4, 2020  
6:30 PM

Zoom Virtual Meeting

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	9:10 PM
COMMITTEE MEMBERS & ATTENDEES	Liz DeChant, Marc Pelini, Frank Icuss, John Kwasinski, Mike Emerson, Jim Hankin

**Meeting started with a motion by Frank to approve the minutes of the October 7, 2020 meeting. Second by Jim. Minutes approved.**

### Project Representatives

**Joe and Carly Katz - Owners**

SUBJECT	6401 N. Central Avenue		
6401 N. Central avenue – requesting a zoning change from B1-1 to B3-1 to open and Craft Beer, Wine and Spirits store. Interior renovation only. No expansion.			
QUESTIONS / CONCERNS	<p>Owners Joe and Carly provide a brief recap of their proposal. Explained the need for their kitchen to be used by employees.                      Frank motion to vote B1-1 to B3-1 second by Jim.                      Vote:                      Liz DeChant - Yes                      Marc Pelini - Yes                      Frank Icuss - Yes                      John Kwasinski - Yes                      Mike Emerson - Yes                      Jim Hankin - Yes</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	

**Project Representatives**

**Paul Kolpak - Lawyer**

**Jerry Cairo - Owner**

<b>SUBJECT</b>		5600 N. Harlem	
5600 N. Harlem – requesting a zoning change from RS-2 to B3-1 to develop a Starbucks coffee shop with drive-thru.			
<b>QUESTIONS / CONCERNS</b>		New proposal redesigned to a smaller store 1000 ft. <sup>2</sup> building. Eliminated café.  John – how long for a typical order? Answer – peak hours 45 to 60 seconds. John expressed concerns about people using restroom. Answer – restrooms would be locked.  Frank – Edison Park community Council is in favor of the proposal. This design has changed his mind. He feels the first design was much better. This does nothing for the character of the neighborhood. Edison Park community Council looked at the proposal as a destination not just a drive-through.  John – Norwood Park Historical Society has concerns with traffic. Also, major concerns bringing commercial north of the highway. Sets a precedent. How do you prevent going on the highway ramp exiting the location on Bryn Mawr?  Liz – Oriole Park Community Council would prefer the first proposal. Likes to see more stacking. Has some concerns with traffic. Will need to take this new proposal back to the community.  Marc – has issues with curb cuts. Has reservations about suitability of single-family homes at this location.  Mike – will you add impervious surfaces? Answer - yes.  Residents expressed concerns about traffic, effect on home values.  Liz made a motion to move forward second by John.	
<b>ACTION ITEMS</b>		<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>

**Project Representatives**

**Amy Degnan - Lawyer**

**Simon Malek- Owner**

**George Royel**

**Mike Werthmann**

<b>SUBJECT</b>		5611 N. Harlem avenue	
5611 N. Harlem Avenue – requesting a zoning change from RS-2 to C1-1 to develop an Eco-Brite Car Wash.			

<p>QUESTIONS / CONCERNS</p>	<p>Simon provided a brief recap of their proposal. Stated a traffic study was currently being conducted.          John – Will there be full access on Harlem? Answer – would prefer but is willing to do whatever is permitted. John expressed concerns about Cut through traffic. Would like local residents involved in the decision. Norwood Park Historical Society very concerned about changing the special overlay district. Suggested other locations. Worried about setting a precedent.          Marc – explained the special district and expressed concerns about setting precedent.          Frank – Edison Park Community Council is opposed to this proposal and has concerns about noise and fumes.          Frank made a motion to vote on the proposal Liz second.          Vote:          Liz DeChant - No          Marc Pelini - No          Frank Icuss - No          John Kwasinski - No          Mike Emerson - No          Jim Hankin – No</p>	
<p>ACTION ITEMS</p>	<p>PERSON RESPONSIBLE</p>	<p>DEADLINE</p>

- **Motion to adjourn made by Liz, second by John 9:10 PM.**