

41st Ward Zoning Advisory Committee

March 8, 2023
6:30 PM

Olympia Park
6566 N. Avondale Ave.

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	6:58 pm
COMMITTEE MEMBERS & ATTENDEES	Frank Icuss, Mike Emerson, Jim Hankin, John Kwasinski, Marc Pelini, Emily from Oriole Park on behalf of Liz, Tony Chiavola, Dan Collins

Meeting started with a motion to approve the minutes from Macrh 8, 2023 by Tony, 2nd by Frank. Minutes approved

Project Representatives

Nick Ftikas– Lawyer

SUBJECT	6010 N. Northwest Hwy
5207 N. Rose – Requesting a change in zoning from B3-1 to C2-1 to obtain a business license for a Chauffeur business. Not expansion of the property. Interior renovations already complete.	
QUESTIONS / CONCERNS	<p>Tony – makes a motion to vote on the matter tonight, second by Jim.</p> <p>Dan – Will cars be parked on the street? A – No.</p> <p>Marc – No concerns, no residential in the area.</p> <p>Tony – Any requirement for floor drains? A – No.</p> <p>Frank – What is the material separating the first and second floor? A- Concrete.</p> <p>Has fire department expressed concerns? A – No. Building has new alarm and sprinkler system. Frank expressed concerns with vehicle fires with offices upstairs.</p> <p>Mike – Can maintenance be allowed in C2-1? A – Yes, but they lease vehicles and do not service vehicles at this location.</p> <p>Motion by Tony to vote in support of change from B3-1 to C2-1, second by Frank.</p> <p>Frank Icuss - Yes</p> <p>Mike Emerson - Yes</p> <p>Jim Hankin - Yes</p> <p>John Kwasinski - Yes</p> <p>Marc Pelini - Yes</p>

	Tony Chiavola – Yes Dan - Yes	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Proposal recommended by 41 st Zoning Advisory Committee		

• Motion to adjourn by Dan second by Dan meeting adjourned at 6:58 PM.