

49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Tuesday, November 11, 2008 7:00 pm

Members Present

	Kevin O'Neil (Chair)		Michael James
X	Rich Aronson	X	Kenneth Johnson
X	Paul Bluestone		Charese Jordan
X	Rene Camargo		Andrew Kerr
X	Denis Detzel	X	Marty Max
	David Fagus	X	Richard Moran
X	John Fitzgerald		Rev. Marilyn Pagan
X	Jim Ginderske		Jonathan Rivera
	Gustavo Giraldo		Jack Swenson
	Dorothy Gregory	X	Faye Walker
X	Wanda Jackson		
X	Michael Land (Non-Voting Staff)	X	Barbara Moore (Non-Voting Secretary)

New Business

REQUEST FOR RELIEF

Address: 1448 W. Morse

Request: Request to make a \$100,000 contribution to the Chicago Low Income Housing Trust Fund in lieu of providing a CPAN unit.

Applicant(s): Robert Coe, Sherlock Home Builders

Representatives Present: Robert Coe

Committee Recommendation: The Committee voted to recommend that the Alderman deny the applicant's request.

Alderman Moore's Decision: The Alderman will accept the Committee's recommendation and **deny** the request for a contribution to the Trust Fund in lieu of a CPAN unit.

Details of Discussion: Robert Coe applied for a zoning change from B3-3 to B3-5 to allow him to build a 12-unit six-story building at 1448 W. Morse Avenue. In February 2005, the Committee recommended that Alderman Moore support the proposed development, provided that Mr. Coe offers a two-bedroom affordable unit under the City of Chicago's CPAN program. Alderman Moore accepted the Committee's advice and made his support for the zoning change contingent on the CPAN unit. Now, as the building nears completion, Mr. Coe is requesting that he be allowed to make a \$100,000 contribution to the Chicago Low Income Housing Trust Fund in lieu of providing the CPAN unit. He has been unsuccessful in finding a local CPAN buyer.

The committee discussed the request. Concerns were raised that while they understood Mr. Coe's plight, a donation to the Low Income Housing Trust Fund would not guarantee those funds would be spent in our community and apparently the law does not allow for such earmarking.

The committee entertained a motion to encourage Alderman Moore to reject Mr. Coe's proposal. The motion PASSED.

REQUEST FOR RELIEF

Address: 7212 N. Clark Street

Request: Application for a zoning change from C2-2 to RT4

Applicant(s): Chicago Math and Science Academy

Representatives Present: Salim Ucan, Principal of Chicago Math and Science Academy; Christopher Hill, CRH Advisors; Caroline Nash, Chico and Nunes, Attorneys at Law; and Bryan Vanryn, AIA

Committee Recommendation: The Committee voted to recommend that the Alderman support the request for a zoning change.

Alderman Moore's Decision: The Alderman will take the Committee's recommendation **under advisement**, pending a community meeting on the proposal.

Details of Discussion: Salim Ucan, Principal of Chicago Math and Science Academy Charter School, along with his development team presented a proposal to change the zoning of the current Clark Mall site at 7212 N. Clark Street to allow for a school serving 6th through 12th grade. The Chicago Math and Science Academy has been leasing space at the old St. Jerome's School, 1709 W. Lunt, which they have outgrown. Under C2-2 zoning, a school is allowed only with a special use permit. Under a residential zoning designation, schools are a permitted use.

The school is a Chicago Public Charter School and their students are accepted on a lottery basis. No testing is required for enrollment. The school's plans call for renovation of the current building with minimal façade changes because the glazed brick has some limitations. New windows would be added but they would be above eye level.

The school would make use of the park space at Touhy Park. The committee raised concerns about having students crossing Clark Street throughout the day, particularly in light of the fact that the school would be adjacent to the new Fire Station where emergency vehicles might be departing quickly. The school had taken this into consideration and stated that they had a staffing plan in place to manage this and that they were already in discussions with the Fire Department to ensure a cooperative relationship. Green building components of the school were discussed. These plans were still being developed, but rain barrel usage was planned, permeable pavement was being considered. Other interior strategies were still under development.

The committee raised some concerns about the façade, and encouraged the school to do all they could to make the façade more appealing at the pedestrian level. The committee discussed the importance of keeping this popular Charter School in the community.

The committee entertained a motion to recommend that Alderman Moore support the school's request. The motion PASSED.

Meeting adjourned. Next scheduled meeting is Tuesday, December 9, 2008.