

49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Tuesday, October 14, 2008 7:00 pm

Members Present

	Kevin O'Neil (Chair)		Michael James
	Rich Aronson		Kenneth Johnson
	Paul Bluestone		Charese Jordan
X	Rene Camargo		Andrew Kerr
X	Denis Detzel		Marty Max
X	David Fagus		Richard Moran
X	John Fitzgerald (Acting Chair		Rev. Marilyn Pagan
X	Jim Ginderske	X	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)

CommunityMembers/Observers Present

Alderman Joe Moore

New Business

REQUEST FOR RELIEF

Address: 1523-25 W. Morse

Request: Zoning Amendment from B3-3 to B3-2

Applicant(s): Eduardo Prats and Toni Barr, owners of SMART MORTGAGE

Representatives Present: Eduardo Prats and Toni Barr

Committee Recommendation: The committee voted to recommend that Alderman Moore support this application.

Alderman Moore's Decision: The Alderman supports the Committee's recommendation and will **support** the application for a zoning change.

Details of Discussion:

Developers' Proposal: The owners of 1523-25 W. Morse and the business, SMART MORTGAGE, located on the first floor of the building, request a zoning change from a B3-3 to a B2-3 in order to legalize the existing ground floor units in a business district. The owners have a Zoning Certification showing 4 units. However, other city records show only two legal dwelling units. The downzoning will permit all units to be

legalized within this business district. No changes in the building's use or alterations to its structure are contemplated

Committee Discussion: Motion was made to recommend that Alderman Moore support the application. Seconded.

Committee members noted that the zoning change would not change the current use of the property, and that no problems have been associated with SMART MORTGAGE.

REQUEST FOR RELIEF

Address: 7013-15 N. Ravenswood

Request: Special Use Permit to use property for computer training, special events for a nearby day care center, and a community center for the families involved in the day care center.

Applicants(s): Azieb Gebrehiiwet

Representative Present: Azieb Gebrehiiwet

Committee's Recommendation: The Committee voted to recommend that the Alderman oppose the application.

Alderman Moore's Decision: The Alderman accepts the Committee's recommendation and will **oppose** the application for a special use permit, but will reconsider his opposition if the applicant returns to the committee with a more detailed explanation of how the space will be used.

Details of Discussion:

Applicant's Proposal: Azieb Gebrehiiwet, owner of the Eyes on the Future Day Care, 6969 N. Ravenswood, is requesting a Special Use Permit for 7013-7015 N. Ravenswood to allow this space she wishes to lease to be used for computer training, special events for her day care center, and as a community center for the families involved in her day care center. She might allow families to rent the space for private birthday parties, cotillions, etc. The space is 4500 square feet in size. A church is located next door to the north and a furniture shop above.

Committee Discussion: Motion was made to recommend that the Alderman oppose this application, but be willing to reconsider should the owner bring forth a more clear definition of how the space will be used. Seconded.

The Committee expressed concerns that Ms. Gebrehiiwet had not fully prepared a business plan or thought through the use for this space in a way that would address issues that might arise with private parties, including alcohol use, security, parking, relationships with other users in the building, etc.

Old Business

REQUEST FOR RELIEF

Address: Howard El Station

Request: Application for \$4.46 million in Tax Increment Financing Assistance

Applicant(s): Chicago Transit Authority

(Please see the July 2008 and August 2008 minutes for background information.)

Details of Discussion: Alderman Moore provided an update on the negotiations with the City regarding the CTA's request for TIF funds to complete the rehabilitation of the Howard Paulina El project. Per his update, the Alderman secured an agreement from the City of Chicago Department of Planning to allow use of the remaining TIF funds to pay for the Howard Street streetscape.

The Department of Planning will authorize using Howard/Paulina TIF dollars directly to finance that portion of the Howard Street streetscape that abuts the TIF. For the portion of the streetscape that falls outside the TIF, the Department of Planning will authorize using TIF dollars to reimburse the City for general obligation bond money it used to construct Gale Park and the Gale Park Community Center. That money in turn will be used to fund the remaining portion of the streetscape east of the TIF. Exact dollar amounts are still to be determined.

This plan would be in keeping with the community's desire, expressed at the August 7th community meeting, to see both the Howard El Station rehabilitation completed and the construction of a full streetscape for Howard Street.

REQUEST FOR RELIEF

Address: 1532 W. Juneway

Request: Application for a zoning change from RS-1 to RS-2.

Applicant(s): Jennifer Chase and Steve Moore

(Please see the August 2008 minutes for background information)

Decision of the Alderman: The Alderman accepts the Committee's recommendation at its August 2008 meeting, and will **support** the application for a zoning change, provided that the applicants agree to re-zone the property to RS-1 after they receive all the necessary building permits.

Details of Discussion: The Alderman reported that he hosted a community meeting on August 11, 2008, which was attended by about a dozen residents of the 1400 and 1500 blocks of W. Juneway. The neighbors expressed support for the project, but expressed concern about the zoning change. When they were assured that the zoning would be returned to its RS-1 classification after the building permits were issued, they agreed to support the temporary zoning change.

REQUEST FOR RELIEF

Address: Southwest corner of Albion and Sheridan Road.

Request: Application for a planned development and Lakefront Protection Ordinance review.

Applicant(s): Loyola University and Village Green Companies

(Please see the April 2008 minutes for background information)

Alderman Moore reported that Loyola University has informed him that the proposed development is on hold indefinitely due to the economic slowdown.

Meeting adjourned. Next scheduled meeting is Tuesday, November 11, 2008.