

**49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE  
REGULAR MEETING MINUTES  
Tuesday, August 12, 2008 7:00 pm**

**Members Present**

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

**CommunityMembers/Observers Present**

Alderman Joe Moore

**General Committee Business**

Alderman Moore announced that he has asked Faye Walker to serve on the Committee. Faye is currently the housing director at the Rogers Park Community Council

**New Business**

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

**Representatives Present:** Jennifer Chase and Steve Moore

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

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

**Details of Discussion:** Jennifer Chase and Steve Moore own 1532 W. Juneway, a two-flat. The building is a non-conforming use to the current RS-1 zoning classification because of its square footage. The owners request a zoning change to RS-2, which would allow them to build an addition to the rear of their building. The addition will enable them to add another bedroom, plus a family room to both their unit and the unit they rent. The Committee entertained a motion to recommend that the Alderman support the application, noting that larger family units are desirable in the community. The motion PASSED.

#### REQUEST FOR RELIEF

**Address:** 2039 W. Howard St.

**Request:** Applications for a special use permit to operate a barber shop and hair salon.

**Applicant(s):** Michael Smith

**Representatives Present:** Michael Smith

**Committee Recommendation:** The Committee voted to recommend that the Alderman support the application for a special use permit.

**Alderman Moore's Decision:** The Alderman accepts the Committee's recommendation and will **support** the application for a special use permit.

**Details of Discussion:** Michael Smith, the business owner of Hairs R Us, which has been operating for six years at 2039 W. Howard Street, is applying for a special use permit, which would allow him to expand his shop into the adjacent storefront so that he can add a women's salon to his business offering, and to legalize his current business. All hair salons require a special use permit if they are located within 1,000 feet of another salon. After discussion and assurance from Michael Land that the Alderman's office has had no complaints about client behavior in or around the salon, the committee entertained a motion to recommend the Alderman support the request for a special use permit. The motion PASSED.

#### REQUEST FOR RELIEF

**Address:** 7605-13 N. Bosworth

**Request:** Application for a special use permit to locate residential units on the first floor.

**Applicant(s):** Ted Luca

**Representatives Present:** Ted Luca and Paul Kolpak (attorney)

**Committee Recommendation:** The Committee voted to recommend that the Alderman support the application for a special use permit.

**Alderman Moore's Decision:** The Alderman accepts the Committee's recommendation and will **support** the application for a special use permit.

**Details of Discussion:** Ted Luca and his attorney, Paul Kolpak, presented a request for a special use permit for the property at 7605-13 N. Bosworth. The property is part of a complex of three separate buildings that historically have operated as a single property. They are in the process of rehabbing the building. When applying for a construction permit they were told that the current zoning of B3-3 does not allow for residential use below the 2<sup>nd</sup> floor. They hoped to convert the long-vacant storefronts on storefronts on Bosworth to residential use. The building currently has 44 units. Their proposed renovation reduces this to 42 units. They originally intended these as condominium units, but under current market conditions, they now anticipate holding this as a rental property. Committee members expressed the view that redevelopment of these long-vacant properties into rental properties is good for the neighborhood. The Committee entertained a motion to recommend the Alderman support the application for a special use permit. The motion PASSED.

### 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

**Committee Recommendation:** The Committee voted to recommend that the Alderman support the CTA's application for \$4.46 million in Tax Increment Financing Assistance to complete the Howard El Station project.

**Alderman Moore's Decision:** The Alderman accepts the Committee's recommendation and will **support** the CTA's application for \$4.46 million in Tax Increment Financing Assistance to complete the Howard El Station project, provided that he secures a commitment from the City of Chicago to use the remaining funds in the Howard/ Paulina TIF for the Howard streetscape project.

#### **Details of Discussion:**

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

Alderman Moore reported that he hosted a community meeting on August 7<sup>th</sup> with CTA President Ron Huberman regarding the CTA's request for \$4.46 million in Tax Increment Financing from the Howard/Paulina TIF. Huberman stated essentially that the CTA is broke and cannot complete second phase of the project, including the rehabilitation of the Howard Street entrance to the Howard El Station, without these funds. Huberman stated that the CTA will not divide up the work and that this is "an all-or-nothing" proposal. We must either fund all of the remaining work, or none of it will be completed. Community members reacted largely angrily to Huberman's proposal.

Alderman Moore further reported that after Huberman left the meeting, Alderman Moore led a discussion with the community members. Those in attendance discussed the pros and

cons of leaving the old station entrance in its current state. Alderman Moore reported that he then suggested using the CTA's proposal as leverage to convince the City of Chicago's Department of Planning and Development to allow TIF funds to be used for the long-stalled Howard Street streetscape. This would require a liberal interpretation of TIF rules since most of the proposed streetscape is outside the Howard/Paulina TIF boundaries. Nonetheless, Alderman Moore's proposal was met with substantial support.

After the Alderman's summation of the community meeting, the Committee voted to recommend that the Alderman support the CTA's application for TIF, if the City of Chicago Department of Planning and Development will agree to liberally interpret the TIF law to allow for TIF funds to be used for the entire Howard Streetscape, including those portions of the streetscape not immediately adjacent to the TIF. The Committee also encouraged Alderman Moore to push the CTA and the Gateway Centre owners to include the completion of the pedestrian bridge to the mall as part of this construction. The Committee also recommended that the stated improvements be specifically written into the ordinance.

**Meeting adjourned.** Next scheduled meeting is Tuesday, September 9, 2008.