

**49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE  
REGULAR MEETING MINUTES  
Tuesday, June 9, 2008 7:00 pm**

**Members Present**

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

**CommunityMembers/Observers Present**

Alderman Joe Moore

**New Business**

REQUEST FOR RELIEF

**Address:** 1508 W. Jarvis

**Request:** Applications for a zoning change from B3-3 to C1-3 to allow for a tavern license

**Applicant(s):** Lori Alderete and Phaedra Divras

**Representatives Present:** Lori Alderete and Phaedra Divras, Owners of Grupo Di Amici Restaurant, and their attorney, Margaret Meiser, from Thomas J Murphy, PC,

**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 a community meeting on the proposal

**Details of Discussion:** Lori Alderete and Phaedra Divras, Owners of Grupo Di Amici Restaurant, 1508 W; Jarvis were present to request a zoning change to enable them to apply for a Tavern License. A tavern license would allow Grupo di Amici to continue serving alcohol after the kitchen closes. They currently hold an Incidental Liquor License, which requires them to be serve food if they are also serving alcohol. The Tavern License would

allow them to stay open later and close their kitchen earlier on slower nights, while still allowing guests to enter or remain at the bar. They are currently open until 10 pm on weekdays and until 11 or 12 on weekends, depending on the number of customers. They still anticipate operating primarily as a restaurant, but they may wish to add some lounge seating.

Committee members agreed that Grupo Di Amici has been an excellent addition to the neighborhood and has handled the sale of alcohol responsibly with no incidents. The tavern license would enable the business to continue to remain profitable. The committee entertained a motion to recommend that the Alderman support this application. The motion PASSED.

### **Old Business**

#### REQUEST FOR RELIEF

**Address:** 6740 N. Sheridan

**Request:** Application for \$200,000 in Tax Increment Financing Assistance

**Applicant(s):** Anthony Fox, ADF Capital

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

Alderman Moore reported on the results of a Community meeting on the proposal that was held on June 3<sup>rd</sup> at Loyola University. Approximately forty people attended the meeting. Nearly every person in attendance supported the rehabilitation of the building and the theater. The community was split, however, on the use of TIF funds for the development. Most of those who spoke out against the use of TIF funds were either opposed to TIFs in principle or the Sheridan-Devon TIF in particular. Others supported the use of TIF as a proper use of funds to restore the historical integrity of an important neighborhood building.

As a result of the community input and the recommendation of the Committee, Alderman Moore will **support** the TIF application.

## REQUEST FOR RELIEF

**Address:** 7517 North Clark Street

**Request:** Application to amend the Planned Development Agreement to allow for the construction of a drive-thru restaurant in Gateway Centre.

**Applicant(s):** Panda Express

(Please see March 2008 minutes for background information.)

Alderman Moore reported that he attended an April 22<sup>nd</sup> meeting at City Hall with representatives from Panda Express and the City of Chicago Department of Planning. The Department of Planning raised serious concerns about the site plan, which would have the drive- thru lane run along Clark Street, rather than bringing the restaurant to the sidewalk, as is desired in urban planning and design. The City asked Panda Express to make modifications to its plans so that the restaurant was along Clark Street.

Panda Express was unwilling to make those modifications, and they have informed Alderman Moore that they have withdrawn their proposal for a drive-thru restaurant in Gateway Centre.

## REQUEST FOR RELIEF

**Address:** 7315 N. Sheridan Road

**Request:** Applications for a zoning change from RT4 to B3-5, a variance from the rear yard setback requirement, and approval from the Chicago Plan Commission under the Lakefront Protection Ordinance.

**Applicant(s):** Richard Aronson

**Representatives Present:** Mr. Aronson recused himself and was not present for the discussion or the vote on this matter.

**Committee Recommendation:** The Committee voted to recommend that the Alderman support the proposal.

**Alderman Moore's decision:** The Alderman will take the Committee's recommendation under advisement.

**Details of Discussion:**

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

Alderman Moore reported on the results of the Community meeting on the proposal that was held on May 21<sup>st</sup> at Lake Shore Nursing Home. Over 150 people attended the meeting, which lasted until 10:30 p.m. The overwhelming percentage of meeting attendees lived within a block or two of the proposed development and were nearly unanimous in their opposition to the development. Many expressed concern with the possible impact of the proposed development on the easement, which sits behind the buildings on the block

and leads to the Lake. Others expressed concern about the additional density the proposed development would bring to the community, and expressed the view that seven stories was too high.

A few community members expressed support for the development. They expressed appreciation for the design and environmental features of the proposed development. Some expressed the view that it was unrealistic to expect the property to remain undeveloped indefinitely and that it was not economically feasible to develop the property at its current RT4 designation.

Committee members discussed initially their role as an advisory group and the weight they should accord the opinions expressed by community residents versus their own views on the merits of a given proposal. A few Committee members expressed concern about the height, but others expressed the view that concerns about height were outweighed by the sustainable features of the building, which they felt should be rewarded. Others liked the fact that the building would provide more rental housing units to the neighborhood, the number of which has dramatically decreased in the last five years.

The Committee entertained a motion to recommend to the Alderman that he support the proposal. The motion PASSED.

**Meeting adjourned.** Next scheduled meeting is Tuesday, July 8, 2008.