

49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Tuesday, December 11, 2007, 7:00 pm

Members Present

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

General Committee Business

Aldermanic staff assistant, Michael Land, announced that Courtney Owen tendered her resignation as DevCorp North's representative to the Committee because of schedule conflicts. DevCorp North has appointed Rene Camargo to replace her.

New Business

REQUESTS FOR RELIEF

Address: 7429-35 N. Western

Request: Application for a zoning change B3-2 to C1-2

Applicant(s): Andrea Lieu, owner of Laqueus, Inc.

Representatives Present: Andrea Lieu, Fred Augustin (attorney), Tony Anton (friend)

Committee Recommendation: The committee voted to recommend that Alderman Moore support the application with the stipulation that the owner return the address to its original B3-2 classification after she obtains her business license.

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

Details of Discussion:

Developers' Proposal: Andrea Lieu, owner of Laqueus Inc. a clothing manufacturer operating at 7429-35 N. Western Avenue request a zoning change from B3-2 to C1-2 to allow her to continue operating her business. She tells the committee she has been

operating at that location since 2000. She was cited by a city inspector for operating a business without a license. Upon attempting to obtain a business license, she discovered that she would require a zoning change. Ms. Lieu stated that she employs 20 people, at least eight of whom live in the surrounding community. Her business occupies 3,300 square feet. Hours of operation are 9 a.m. to 5:30 pm Monday through Friday. She explained that her seamstresses are paid a minimum of \$7.50/hour and that she receives limited deliveries. The deliveries are handled through UPS and FedEx, not a separate shipping/trucking company.

Committee Discussion: Motion was made to recommend that Alderman Moore support the application with a stipulation that the owner would then immediately return the address to a B3-2 classification after obtaining the business license. The motion PASSED.

Committee members noted that the enterprise had been operating without incident and was barely noticed by the surrounding community. Members also noted that the business would be forced to close or relocate if it was not granted a zoning change, which could jeopardize the jobs of the 20 people employed by the company. There was further discussion encouraging both the Alderman's office and DevCorp North to work with Ms. Lieu in hopes she might create a storefront appearance with a point of sale business at that location.

Old Business

REQUEST FOR RELIEF

Address: 7525 N. Wolcott

Request: Revision to application for a zoning change from C1-2 to RM 4-5.

Applicant(s): Dan Schwegel, owner of Amber Automotive

Representatives present: Dan Schwegel and his development team.

Committee Recommendation: The committee voted to recommend the Alderman support the revised application with the stipulation that the owner commit to providing two affordable two-bedroom units under the City of Chicago's Partnership for Affordable Neighborhoods program.

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

Details of Discussion:

(Please see the September 2007 and November 2007 minutes for background information.)

Developer's Proposal: The owner of 7525 N. Wolcott returned to the committee with a revised proposal to change the zoning at this address from a C1-2 to a RM 4-5, which would allow him to convert his automobile repair shop to a residential building with 23 dwelling units. The property is located on a largely residential street. The original proposal presented to the Committee in September 2007 called for 19 dwelling units,

but the owner and his lender found this scenario was not economically viable. The committee had earlier recommended approval of the 19 units so long as two one-bedroom units were set aside as affordable units under the City of Chicago's Partnership for Affordable Neighborhoods (CPAN) program.

Committee Discussion: Motion was made to recommend the Alderman support the revised application with the stipulation that the owner commit to providing two affordable two-bedroom units under the City of Chicago's CPAN program. The motion PASSED.

REQUEST FOR RELIEF

Address: 2001 W. Howard

Request: Application for a zoning change from B1-2 to B3-3.

Applicant(s): Gus Rizakos

Representatives Present: None

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

Alderman Moore's Decision: The Alderman accepts the Committee's recommendation and will **support** the zoning change with the stipulation that Tasty Sub will not be part of the new development.

Details of Discussion:

Developer's Proposal: The owners of 2001 W. Howard, the location of the Tasty Sub fast food restaurant propose, to construct a five-story mixed-use building with 24 residential units and three storefronts. This requires a zoning change from a B1-2 classification to a B3-3 classification. The committee first reviewed the proposal at its meeting on September 12, 2006. The committee reviewed the outcome of a community meeting on the proposal, which was held on November 27, 2007. Approximately 50 people, including about ten Evanston residents, attended the community meeting. Those attending the meeting supported the proposal overwhelmingly if it meant that Tasty Sub, which has had a history of loitering and suspected gang and narcotics activity, would not be part of the new development.

Committee Discussion: Motion was made to recommend the Alderman support the application for a zoning change with the stipulation that Tasty Sub would not be part of the new development. The motion PASSED.

REQUEST FOR RELIEF

Address: 7015 N. Sheridan Road

Request: Application for a zoning change from RT4 to B2-3 and approval from the Chicago Plan Commission under the Lakefront Protection Ordinance.

Applicant(s): Castlebar Enterprises, Inc./Camelot Realty (joint venture)

(Please see the October 2007 minutes for background information.)

Alderman Moore's staff assistant, Michael Land, reported that Rich Aronson informed the Alderman that he and his partners determined the project was not economically feasible, and were no longer pursuing the proposal.

MEETING ADJOURNED. Next scheduled meeting, Tuesday, January 8, 2008.