

**49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE**  
**REGULAR MEETING MINUTES**  
**Tuesday, November 13, 2007 7:00 pm**

**Members Present**

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

**New Business**

REQUEST FOR RELIEF

**Address:** 7301 N. Sheridan

**Request:** Appeal to Zoning Board of Appeals of Zoning Administrator's decision to deny the issuance of a business license for a convenience store

**Applicant(s):** Ayman Khalil and Mohammed Rafi

**Representatives Present:** Ayman Khalil and Mohammed Rafi

**Committee Recommendation:** The Committee voted to recommend that the Alderman support the appeal of the Zoning Administrator's decision.

**Decision of the Alderman:** The Alderman accepts the Committee's recommendation and will **support** the appeal of the Zoning Administrator's decision.

**Details of Discussion:** Ayman Khalil of IMR, owner of the building, and Mohammed Rafi, the applicant, presented a proposal requesting the support of the Alderman to appeal the Zoning Administrator's decision to deny a business license to establish a convenience store in this mixed-use building. The property is zoned RT4, but has always had commercial units on the first floor. Mr Khalil explained that the building has undergone extensive renovations and that the zoning had been B4-5 in the past. Since the building is zoned RT4, it is challenging to fill the storefronts. The other commercial tenants are "grandfathered" in, but the space at issue was vacant for over 18 months and lost its non-conforming use status.

The Committee's questions and comments focused on store appearance, product mix and the proprietor's business experience. The Committee state they wanted no backs of shelves

or paper signs in the windows and he should carry convenience items only and not packaged liquor. Mr Rafi indicated that he has owned the Cornerview Grocery, which now is the Eastview grocery on the 1500 block of Jarvis and owns the recently opened Luzzat Restaurant, also on the 1500 block of Jarvis.

## OLD BUSINESS

**Address:** 7525 N. Wolcott Av.

**Request:** Application for a zoning change from C1-2 to RT4.5

**Applicant(s):** Amber Automotive / Dan Schwegel

**Representatives Present:** Dan Schwegel and his development team

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

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

**Details of Discussion:** Dan Schwegel, owner of Amber Automotive and his development team presented a revised proposal to change his auto repair shop into a residential building, this time with 23 dwelling units. The proposed change in zoning would allow for the construction of ground floor units on a street that is mostly residential. The permitted density would increase from one dwelling unit per 1000 square feet to one dwelling unit per 700 square feet of lot area. The original presentation, which had 19 units was approved at the September 2007 zoning committee meeting. Mr Schwegel explained that the increase in dwelling units is intended to make the project more economically viable.

Mr. Schwegel's architect, Roula Alakaiatou, described the plan. The main change is to add a third story to both sides of the building. The previous proposal had a third story on the north side of the building only.

The committee's questioned Mr. Schwegel and his team about which units are to be designated as CPAN units, parking, garbage enclosures, laundry facilities, storage, and unit pricing. Mr. Schwegel indicated that he would assign the two one-bedroom units for CPAN, one to one parking, the garbage enclosure would be in a storage room off of the garage, laundry facilities are in the units and there are no storage units. Pricing on the units would depend on the market. At this point, the presentation team was dismissed so the committee could hear the next presentation.

After hearing and deliberating on the next agenda item, the committee discussed the matter. The main concern was to make Mr. Schwegel accountable for building the project presented and concerns were expressed about his ability to develop the project, given that he is not a developer by profession.

Motion was made to approve the project, pending a community meeting, and contingent on the following items:

- Commitment to elevations
- The two CPAN units would be two-bedroom units
- A demonstration that Mr. Schwegel has the financial capacity to complete the project.

**Meeting adjourned.** Next scheduled meeting is Tuesday, December 11, 2007.