

49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Tuesday, September 11, 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
X	Denis Detzel	X	Marty Max
X	David Fagus	X	Richard Moran
	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)	X	Barbara Sepanik (Non-Voting Secretary)

Community Members / Observers Present

Betsy Vandercook, Alderman Moore's Chief of Staff
Christa Brand, community resident

General Committee Business

The Chair, Kevin O'Neil, is taking a brief leave from the committee to accommodate his university schedule. He will return in January. Dorothy Gregory was asked to serve as Acting Chair for the evening. She agreed.

Old Business

REQUEST FOR RELIEF

Address: 6610-28 N. Sheridan Road

Request: Application for TIF Assistance - \$2 Million

Applicant(s): Inverbrass Funds, LLC

Representatives Present: Ayman Khalil and Karem Musawwir

Committee Recommendation: The Committee voted overwhelmingly to recommend to Alderman Moore that he support Mr. Khalil's application for TIF assistance at his original request of \$2.8 million.

Decision by the Alderman: The Alderman accepts the Committee's recommendation and will **support** Mr. Khalil's application for TIF assistance in the amount of \$2.8 million.

(Background information for this proposal can be found in the August 2007 minutes.)

Details of Discussion: The developer, Ayman Khalil, reported that Alderman Moore and other shareholders in the community expressed concern that the proposed building façade

design, which Mr. Khalil presented at the community meeting, was not as attractive as the design he presented to the Alderman at a preliminary meeting a few months earlier. Mr. Khalil explained he was forced to scale back his original design proposal because staff from the City of Chicago's Department of Planning indicated they would only support a \$2,000,000 TIF subsidy, rather than a \$2,800,000 subsidy, which the developer originally requested.

Mr. Khalil indicated he would need the \$2,800,000 in TIF assistance he originally requested in order to make the requested improvements in the design.

Because of its prominent location on Sheridan Road, and because the proposed rehabilitation would set a precedent for the redevelopment of other four-plus-one buildings on the street, the Committee voted overwhelmingly to support Mr. Khalil's original \$2,800,000 TIF assistance request, subject to a final review and approval of the proposed facade improvements.

Alderman Moore will ask Mr. Khalil to bring to the committee for its review the revised plans for the facade improvements.

REQUEST FOR RELIEF

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 proposed to redevelop his auto repair shop into a residential building with 19 dwelling units. The proposed zoning change would allow for the construction of ground floor units on a street that is mostly residential. The permitted density would increase slightly, one dwelling unit per 700 square feet of lot area.

The Committee had earlier expressed concerns about the capacity of Mr. Schwegel to build this project. At the meeting, Mr. Schwegel was accompanied by his banker, general contractor and real estate agent who all spoke to the viability of the project.

The committee was reassured by the fact that Mr. Schwegel was supported by a competent and experienced contractor and Realtor, and that the project was financed adequately. In the event that Mr. Schwegel was unable to complete the project, Committee members felt another developer would step in to complete the project. Committee members agreed that the property was badly in need of redevelopment and that a residential use for the address was far more preferable than an auto body repair shop or other commercial use. Committee

members appreciated that there would be nineteen enclosed parking spaces and that the first floor units would be handicapped accessible. They voted to recommend that the Alderman support the application for a zoning change.

Michael Land indicated that Alderman Moore planned to host a community meeting to solicit community opinions before making a final decision on whether he would support the application for a zoning change.

REQUEST FOR RELIEF

Address: 1215 W. Sherwin

Request: Private use of the public way – leasing of the parkway

Applicant(s): Jamie and Susanna Ali

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

Michael Land reported the results of a community meeting that Alderman Moore hosted at Sherwin Manor Nursing Home on August 20, 2007. Ten neighborhood residents attended the meeting. All but one expressed support for the Ali's proposal. Shortly after the meeting, however, the City of Chicago Department of Transportation informed the Alis and Alderman Moore that it would **oppose** the leasing of the parkway to provide for perpendicular parking. The Department based its opposition on the proximity of the property to the Lake and the fact that the property is in a residential neighborhood.

Meeting adjourned. Next scheduled meeting is Tuesday, October 9th.