

**49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE  
REGULAR MEETING MINUTES  
Tuesday, August 14, 2007 7:00 pm**

**Members Present**

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

**Community Members / Observers Present**

Beth Demes, community resident

**GENERAL COMMITTEE BUSINESS**

The Chair, Kevin O'Neil, is absent due to illness. Richard Moran was asked to serve as Acting Chair for the evening. He agreed.

**New Business**

**REQUESTS 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 Kareem Musawwir

**Committee Recommendation:** The committee voted to recommend that Alderman Moore support this application.

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

**Details of Discussion:**

**Developers' Proposal:** The developers propose to rehabilitate a "four-plus-one" apartment building at 6610-28 N. Sheridan Rd. and preserve 116 units of rental housing. The proposal calls for approximately \$2 million in assistance from the Sheridan/Devon Tax Increment Financing District. The developers propose to reduce the number of dwelling units in the building from 140 units to 116 units, and would

extensively rehabilitate the building façade. Under the proposal, 70 apartment units would be affordable to individuals or families earning at least 80% of area median income, and 26 apartments would be affordable to individuals or families earning at least 60% of area median income.

The applicant explained that if TIF Assistance is awarded, the affordability of the rental units is guaranteed by law for 30 years, even if the property changes hands.

They will upgrade systems in the building and remodel kitchens and baths. They are considering bamboo flooring because it is more earth-friendly and long-wearing. Some larger units will have in-unit laundry. A common laundry room will be provided for the smaller units. Significant facade improvements will be made including replacement of all the face brick. They will use different colors of brick to make each tier of the building look like a separate townhome and “Juliet” style balconies will be installed. The parkway will be landscaped with trees and lots of flowers – both annuals and perennials. The elevators will also be upgraded.

Tenants will pay their own utilities on top of the presented rents.

Construction will occur in two phases to minimize displacement. There is 70% occupancy now. They hope to retain many of the current residents whom they expect will qualify under the income guidelines.

Total project costs are over \$16M.

Other local properties owned by this company include: 1412 W. Chase; 7100 N. Sheridan; 7301 N. Sheridan; 1101 and 1063 W. Columbia.

**Details of Discussion:** Michael Land advised that Alderman Moore will be calling for a community meeting regardless of the position taken by the ZALUAC. That meeting is set for Monday, August 27, at Loyola University’s Simpson Learning Center.

Motion was made to recommend that Alderman Moore approve the application. Seconded.

Discussion ensued as to whether TIF funds should only go to not-for-profits providing low-income housing as opposed to for-profit corporations providing affordable housing.

A question was raised as to how much increment this TIF is going to generate. The applicant expects to generate \$1.6M of the \$2M increment. The remaining \$400,000 will come out of other increment generated within the TIF.

While the committee agreed that new affordable housing is also needed, the goals of the Sheridan-Devon TIF include preserving/creating affordable rental housing. The committee overwhelmingly expressed support for using these public funds to preserve these units as affordable for the next 25 years.

**Old Business**

## REQUEST FOR RELIEF

**Address:** 7644 N. Sheridan Road**Request:** Application for a special use permit to allow the Island Groove Café to apply for a tavern license.**Applicant(s):** Business owners: Michael Cherrington, Michael Bell

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

Michael Land reported that Alderman Moore will **oppose** the application for a special use permit for a tavern license at 7644 N. Sheridan Rd. (the former Biddy Mulligan's site). Since the July Zoning and Land Use Advisory Committee meeting, several incidents at the Island Groove Café highlighted concerns about the applicants' lack of sound judgment and inability to manage the business properly.

## REQUEST FOR RELIEF

**Address:** 1910 – 1912 W. Estes**Request:** Application for a zoning change from RS3 to RT4 which would allow for the construction of two garden unit condominiums. Building is currently a 6 unit building.**Applicants(s):** New City Builders, Dan Herlo and Rashed (Roger) Mubark

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

Michael Land reported that Alderman Moore will **support** an application for a zoning change from RS3 to RT4 to add two basement dwelling units to an existing six-unit building. Alderman Moore agreed to support the zoning change in return for the developer's agreement to provide two affordable condominium units in another Rogers Park building under the City of Chicago's Partnership for Affordable Neighborhoods program (CPAN). The zoning change will not result in a physical change to the structure of the building, and the addition of two affordable condominiums will address the critical shortage of affordable housing.

**Meeting adjourned.** Next scheduled meeting is Tuesday, September 11th.