

**49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE**  
**REGULAR MEETING MINUTES**  
**Tuesday, July 10, 2007 7:00 pm**

**Members Present**

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

**Community Members / Observers Present**

Joe Moore, Alderman

**General Committee Business**

Members are asked to review minutes for the previous months and be prepared with any edits so past minutes can be approved at the August meeting.

**New Business**

REQUEST FOR RELIEF

**Address:** 1819 W. Greenleaf

**Request:** Application for a zoning change from RS2 to RS3

**Applicant(s):** Grace and Nathan Hess

**Representatives Present:** Grace and Nathan Hess

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

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

**Details of Discussion:** This block was recently down-zoned. Numerous homeowners on the block requested that their properties be exempted from the down-zoning and those requests were granted. Due to serious health matters, the Hess family was not present at any of the community meetings that occurred before the down-zoning or the meeting at which several neighbors requested the exemption. Now that the medical issue is resolved,

they have come forward to request the same exemption that was granted to their neighbors. The committee members discussed the fact that the home was not architecturally significant and that the construction of something new on the site would not negatively affect the character of the block.

#### REQUEST FOR RELIEF

**Address:** 1635 W. Morse

**Request:** Application for a special use permit, specifically for the ongoing operation of the Haitian American Community Center.

**Applicant(s):** Haitian American Community Association

**Representative(s) Present:** Edgar Papillion

**Committee Recommendation:** The Committee voted unanimously to recommend that the Alderman support this application.

**Alderman Moore's Decision:** The Alderman accepts the Committee's recommendation and will **support** the application for a special use permit.

**Details of Discussion:** This not-for-profit organization has been in this space for several years and has been providing many social services, not only to the Haitian community, but to anyone in need. Neither they nor their landlord were aware of the need for a Special Use Permit until the landlord sought a building permit for the installation of a fire door. The Community Center now faces eviction if this request is not granted.

Committee members believed this to be a well-run organization, supplying important services to the community and that the special use should be granted.

#### REEQUEST FOR RELIEF

**Address:** 1710 W. Lunt

**Request:** Application for a special use permit specifically to allow the addition of a trained staff person at an existing residential building owned by Lutheran Social Services and occupied by lease-holding, rent-paying, working adults who have completed drug or alcohol rehabilitation at another location.

**Applicant(s):** Lutheran Social Services of Illinois

**Representatives Present:** Roger Boekenhauer and Roy Shannon of LSSI, Murray Lewison, (Counsel from Johnson and Colmar)

**Committee Recommendation:** The Committee voted unanimously to recommend that the Alderman support this application.

**Alderman Moore's Decision:** The Alderman accepts the Committee's recommendation and will **support** the application for a special use permit.

**Details of Discussion:** Lutheran Social Services has owned this six-unit building since 1975. For the last ten years it has housed individuals in recovery, specifically working adults who have completed drug or alcohol rehabilitation at another location. There are

currently 18 individuals living on the property. The residents have rental agreements that require sober living. Most residents live at the building for 9-12 months or longer as they transition. In an effort to enhance this service, Lutheran Social Services wishes to provide a licensed staff member at the site who will serve only the residents of this building and provide case management and referrals to other services. Aside from this staffing, the use of the building will not change.

#### REQUEST FOR RELIEF

**Address:** 1547 W. Jarvis

**Request:** Applications for a zoning change from B1-3 to B3-3 and a special use permit that will allow the owner to apply for a tavern license.

**Applicant(s):** Belchic - Tony Barbanente (owner)

**Representatives Present:** Tony Barbanente and Antonia Barbanente

**Committee Recommendation:** The Committee voted to recommend that a community meeting be held and that the applicant then return to the ZALUAC for further review.

**Alderman Moore's Decision:** The Alderman accepts the Committee's recommendation and will schedule a community meeting.

**Details of Discussion:** The owners are experienced restaurateurs, currently operating La Donna Italian Cuisine at 5146 N. Clark in Andersonville and Via Veneto Cucina Italiana at 6450 N. Lincoln. They own the property and wish to establish a new "Belgian Ale House" that will serve hand-crafted Belgian beers and ales and will feature a Belgian menu of items like mussels and pommes frites. The design of the property could include rooftop seating and seating on a deck in the rear yard.

#### Old Business

#### REQUEST FOR RELIEF

**Address:** 7644 N. Sheridan Road

**Request:** Special Use Permit to allow the Island Groove Café to apply for a tavern license.

**Applicants(s):** Business owners: Michael Cherrington, Michael Bell

**Representatives Present:** Michael Cherrington, Michael Bell

**Committee Recommendation:** The committee voted to recommend that the Alderman grant the request for zoning relief which will allow the applicants the right to begin the process of applying for a tavern license.

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

**Details of Discussion:** The owners brought this request to the alderman one year ago. Following a community meeting, the Alderman asked them to operate for one year without

a liquor license to see if they would be good neighbors. They are now renewing their request.

Because they were operating without a license, the owners stated that they have been forced to rely on private parties to stay afloat. The Alderman made it clear that if the committee supported their proposal, he would only support the subsequent tavern license application if they operated as a restaurant and tavern rather than as a special event venue.

The owners recently hosted a second community meeting. Tonight they presented a plan to address community concerns raised at the meeting. This included a detailed security plan that includes the hiring of a firm owned and staffed by off-duty police officers. They have demonstrated a commitment to monitoring music loudness and they are working with the owners of the Marathon gas station to provide occasional parking relief. They have also enclosed their rear parking lot.

The committee found no reason not to grant the zoning relief, considering that the building was historically used for this type of venue. The issuance of the tavern license is a separate matter and does not fall under this committee's charge.

#### 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:** Applicant failed to appear

**MEETING ADJOURNED.** Next scheduled meeting is Tuesday, August 14, 2007.