

49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Tuesday, June 12, 2007 7:00 pm

Members Present

X	Kevin O'Neil (Chair)		Michael James
X	Robin Archia		Kenneth Johnson
	Rich Aronson		Charese Jordan
	Paul Bluestone		Andrew Kerr
X	Denis Detzel		Marty Max
X	David Fagus	X	Richard Moran
X	John Fitzgerald	X	Courtney Owen
	Jim Ginderske		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)

General Committee Business

Aldermanic staff assistant Michael Land introduced a new Committee member, Wanda Jackson

New Business

REQUEST FOR RELIEF

Address: 6201 N. Broadway

Request: Application for a special use permit to allow drive-thru bank.

Owner(s): Bill Platt and Emily Nelan of Access Realty and Michael Roth of Bell, Boyd & Lloyd.

Representatives Present: Bill Platt and two members of his development team.

Committee Recommendation: The Committee voted to recommend to the Alderman that he support the application for a special use permit for a bank only. Any other type of use would require a return to this committee for review.

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

Details of Discussion: This is a mixed-use building that already has general zoning approval and approval of the curb cut and alley use. The developer wants two drive-thru lanes within the project that would be hidden from street view to allow for a drive-thru facility. No retailer has committed to the site, but construction restraints require the developer to make this decision now. The developer asserts that allowing this change will allow the additional revenue he needs to then be able to offer another space within the

development for a small family restaurant which has been requested by the community, but does pay sufficient rent to meet his pro forma requirements.

Concerns were raised that there is no particular tenant in mind. Questions were raised as to whether one use might have higher traffic volume than others.

Old Business

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

REQUEST FOR RELIEF

Address: 6740 N. Clark

Request: Application for a special use permit to operate a drive-thru facility.

Applicant(s): McDonald's Corporation

(Please see the May 2007 minutes for background information)

Aldermanic staff assistant Michael Land and Committee members reported on the results of a community meeting held on May 15th held at the Rogers Park Library. Approximately 100 people attended the meeting. Those in attendance expressed overwhelming support for the proposal. They approved of the design of the new restaurant and believed it was a significant improvement over the old restaurant. A number of people expressed concern about litter. The owners of the McDonald's assured the community that they would pick up all litter within a one block radius of the restaurant on a daily basis.

Mr. Land reported that based on the input at the community meeting and the Committee's earlier recommendation to support the project, Alderman Moore will **support** the application for a special use permit.

MEETING ADJOURNED. Next scheduled meeting is Tuesday, July 10, 2007