

**49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE**  
**REGULAR MEETING MINUTES**  
**Tuesday, October 9, 2007 7:00 pm**

**Members Present**

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

**Community Members / Observers Present**

Joe Moore, Alderman

**General Committee Business**

Approval of new Developer Questionnaire along with new schedule for submission of materials to be required of all future applicants.

**New Business**

REQUEST FOR RELIEF

**Address:** 7015 N. Sheridan Road

**Request:** Application for a zoning change from RT4 to B2-3 and approval from the Chicago Plan Commission under the Lakefront Protection Ordinance.

**Applicant(s):** Castlebar Enterprises, Inc./Camelot Realty ( joint venture)

**Representatives Present:** Rich Aronson, Steve Golovan and Chuck Mudd

**Committee Recommendation:** The committee voted to recommend that the Alderman hold a community meeting on the proposal and that the applicants then return to the committee for further consideration.

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

**Details of Discussion:** The developers, Rich Aronson, Steve Golovan and Chuck Mudd presented their request to change the zoning of this property which currently allows seven dwelling units and no commercial space. The zoning amendment, if granted, would allow the construction of their proposed 50 foot tall, four-story building. They propose to construct twelve apartment units including two affordable apartments and 1000 square feet of commercial space. The lot is approximately 7500 square feet. The committee opted to table discussion until a community meeting is held.

NOTE: Rich Aronson, a member of the Committee, recused himself and did not participate in the discussion of this proposed project.

### Old Business

#### REQUESTS FOR RELIEF

**Address:** 1547 W. Jarvis

**Request:** Application for a zoning change from B1-3 to C1-3

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

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

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

**Decision of the Alderman:** The Alderman accepts the recommendation and will **support** the application for a zoning change.

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

**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 applicant appeared before this committee in July 2007. They were asked to return following a community meeting to review their proposal. That meeting was held on September 25th and the proposal met with overwhelming community support. Since their appearance here in July, the owners have revised their plans and eliminated a proposed rooftop deck. They have also revised their original request for a B3-3 zoning and a special use permit to a zoning change to C1-3 which will allow a tavern use without the need to apply for a special use permit. In light of the strong community support and revised plans, the committee supported the request.

**Meeting adjourned.** Next scheduled meeting is Tuesday, November 13, 2007.