

**49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Tuesday, July 8, 2008 7:00 pm**

Members Present

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

CommunityMembers/Observers Present

Alderman Joe Moore

New Business

REQUEST FOR RELIEF

Address: 2039 W. Howard St.

Request: Applications for a special use permit to operate a barber shop and hair salon.

Applicant(s): Michael Smith

This matter was deferred until August so the Committee could conduct a tour of the Howard CTA station

REQUEST FOR RELIEF

Address: Howard El Station

Request: Application for \$4.46 million in Tax Increment Financing Assistance

Applicant(s): Chicago Transit Authority

Representatives Present: Patricia Taylor, Vice President of CTA Facilities Maintenance, Construction and Engineering; and Steven Mascheri, General Manager, CTA Facilities Construction.

Committee Recommendation: The Committee voted to defer any recommendation to allow Alderman Moore time to obtain more information and continue discussions with the CTA.

Alderman Moore's Decision: The Alderman will continue discussions with the CTA and ascertain the current status of the funds remaining in the Howard-Paulina TIF.

Details of Discussion: The CTA presented their proposal to supplement the construction of the New Howard El, using \$4.46 million of TIF Funds from the Howard/Paulina TIF. They stated that the additional funds were essential to properly completing the work. The funds would allow them to extend the high canopy to further protect passengers and equipment from the elements, and to provide six stair enclosures on the platform level. Further the TIF monies would provide funds for retaining wall replacement and more extensive rehab of the viaduct piers over Howard Street, the extreme deterioration of which were discovered during construction.

The Committee took a tour of the new station to see the proposed work sites first hand.

The CTA representatives made it clear that this was an all-or-nothing proposal, and that they had to move quickly to include the work in the current contract. They were unwilling to consider doing only some of this work. They stated that they were committed to doing proper construction that would minimize maintenance calls and problems later.

Following the tour, the Committee engaged in a lengthy discussion. The initial sentiment from most Committee members was to oppose the CTA's request, since the CTA had already committed to completing the project without any additional TIF, but they decided to defer a final decision until Alderman Moore could continue discussions with the CTA about possibly bifurcating some of the work. This would also give Alderman Moore time to determine other possible uses for TIF dollars and whether any of those dollars might be available to complete the pedestrian bridge or the Howard streetscape. The Committee entertained a motion to defer a decision by one month.

Old Business

REQUEST FOR RELIEF

Address: 1508 W. Jarvis

Request: Applications for a zoning change from B3-3 to C1-3 to allow for a tavern license

Applicant(s): Lori Alderete and Phaedra Divras

(Please see the June 2008 minutes for background information.)

Alderman Moore reported that he held a community meeting on the proposed zoning change at his ward office on July 7th. About 20 community residents attended the meeting and all enthusiastically supported the proposed zoning change. In light of the strong community support and the Committee's recommendation last month to support the zoning change, Alderman Moore will **support** the application for a zoning change that will allow Gruppo Di Amici apply for a liquor license.

REQUEST FOR RELIEF

Address: 7235 and 7241 N. Bell

Request: Application for a zoning change from RS3 to RT3.5.

Applicant(s): Juan Martinez

Committee Recommendation: The Committee voted to recommend that the Alderman change the zoning on the 7200 block of Bell from RS3 to RT3.5

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

Details of Discussion:

(Please see the March 2008 minutes for background information.)

Alderman Moore reported he held a community meeting on July 1st at St. Margaret Mary's Parish Hall to discuss the possibility of rezoning the 7200 Block of Bell from RS3 to RT3.5. The meeting was attended by approximately 30 community residents and property owners.

The issue first came to the Committee last March when a property owner on that block asked the Alderman for his support to rezone his property in order to legalize a basement apartment that had predated his purchase of the property. The Committee at that time took note of the strong possibility that other property owners on that block faced a similar predicament. The Committee recommended that the Alderman explore the possibility of rezoning the entire block to bring these units into compliance.

Some committee members believed this would show support for these types of units, which often provide affordable housing or housing for extended family members. The Committee members noted that this type of housing is needed in our community. They further discussed the fact that by legalizing the units, we would encourage more responsible ownership where owners made improvements and pulled permits for those improvements. Alderman Moore and Committee members reported that this proposal met with strong disapproval by the surrounding homeowners at the community meeting.

Running contrary to the community's opinion, the committee entertained a motion to encourage Alderman Moore to rezone this block and bring as many as 12 buildings into compliance. The motion PASSED with discussion that perhaps the Alderman could consider upzoning the block and allowing a specific period of time for the building owners to obtain permits and legalize their units before downzoning the block back to RS-3. This would allow community control over any possible new development on the block.

REQUEST FOR RELIEF

Address: 7315 N. Sheridan Road

Request: Applications for a zoning change from RT4 to B3-5, a variance from the rear yard setback requirement, and approval from the Chicago Plan Commission under the Lakefront Protection Ordinance.

Applicant(s): Richard Aronson

(Please see the April 2008 and June 2008 minutes for background information.)

Alderman Moore reported that he has asked Rich Aronson to sit down with the Shambala Meditation Center and some of the nearby neighbors to devise a possible new development plan that would include both Shambala's property, as well as 7315 N. Sheridan.

Meeting adjourned. Next scheduled meeting is Tuesday, August 12, 2008.