

VICE CHAIR

Licenses Committee

MEMBER

Finance & Personnel Committee



MILELE A. COGGS

6th District Alderwoman

Statement of Alderwoman Milele A. Cogg
February 11, 2010

“Development is good, but it needs to be the right development.”

Those words close out the opening paragraph of a December 19, 2009 *Journal Sentinel* editorial about the proposal by Corinthian Colleges to convert a former *Journal Sentinel* garage at 1311 N. 6th St. into an Everest College. The editorial credited me and others for asking tough questions, raising concerns and objecting to the special use permit Corinthian is seeking from the Board of Zoning Appeals (BOZA).

But, although the newspaper’s editorial today again credits me and others for raising important concerns – especially for calling attention to the many problems and legal issues that have plagued Corinthian Colleges for years – it concludes that the real issue at hand is “land use” and urges BOZA to approve the special use permit.

BOZA – which meets today at 4 p.m. and is expected to announce its decision on the Everest College special use permit – indeed has a very difficult decision to make. But, just as I and others argued at the BOZA hearing last month, if the decision on Corinthian Colleges’ special use permit is based on land use, it fails to meet that standard and is not, as the paper referred to in December, “the right development.”

By law, BOZA must find the following facts to grant the special use permit:

1. Protection of Public Health, Safety and Welfare. The use will be designed, located and operated in a manner so that the public health, safety and welfare is protected
2. Protection of Property. The use, value and enjoyment of other property in the neighborhood will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use.
3. Adequate measures have been or will be taken to provide safe pedestrian and vehicular access.

-More-



VICE CHAIR

Licenses Committee

MEMBER

Finance & Personnel Committee



MILELE A. COGGS

6th District Alderwoman

4. The special use will be designed, located and operated in a manner consistent with all applicable elements of the city's comprehensive plan.

The land in question is **NOT** in the Park East (to the south), and is in fact in the Hillside/Haymarket area, according to the city's comprehensive plan. According to that plan, "the **Hillside/Haymarket** neighborhood will contain primarily small-scale residences. Vacant and redevelopable parcels will be infilled with townhouses and small apartment buildings" (Corinthian Colleges made no attempt to meet with or consult neighbors who would be affected by the proposed college, including the large population of residents at the adjacent Hillside Terrace housing development).

The city plan goes on to suggest the Hillside/Haymarket area is also ripe for small local (incubator) businesses and small parks. A college campus, therefore, is **NOT** an allowable use for this land.

I believe the proposal also does not adequately address pedestrian and vehicular access – something critical for a building that sees 25,000 vehicles zoom past it (on N. 6th St.) each day. And, in my view, the city is protecting the **health, safety, and welfare** of citizens by not approving the special use for Everest College, a for-profit educational business investigated for fraud by the U.S. Department of Education, sued by students who felt they were misled and misinformed, and described by *Barron's Investment Weekly* as "high-pressure sales operations bent on vacuuming up student-loan dollars."

In other words, not only does it not meet the "land use" test, this is definitely not the "right development" for the location, and BOZA should reject the special use permit.

###

