

**49TH WARD
ZONING AND LAND USE
ADVISORY COMMITTEE
AGENDA
Tuesday, October 14, 2008
7:00 PM**

NEW BUSINESS

Zoning Amendment from B3-3 to B2-3, 1523-25 West Morse Avenue

Eduardo Prats and Toni Barr, owners of the above property, will present a proposal to amend the zoning to allow him to legalize a ground floor apartment in a business district. The City of Chicago Department of Zoning gave them a certificate showing four units. Now city records show only two legal dwelling units. One of the non-legal units is on the ground floor. Ground floor residential is allowed under B2-3, but not under B3-3. In order to get building permits to have four legal dwelling units, they need to change the zoning to B3-3. No changes in the building's use or alterations to the building's structure are contemplated.

Application for a Special Use Permit 7013 North Ravenswood Avenue.

Azieb Gebrehiwet, owner of the Eyes on the Future Day Care, at 6969 N. Ravenswood, has leased a commercial space a few doors away. She wants to use it as a community center to rent out for banquets and parties as well as to use it for her day care for special events. In order to obtain a zoning certificate for a community center, she needs a special use permit.

OLD BUSINESS

TIF Funds Application, Howard El Station

Further discussion of the Chicago Transit Authority's request for TIF assistance to complete the Howard El Station redevelopment, including an update on an agreement Alderman Moore secured to use the remaining TIF funds for the Howard Streetscape project between the Red Line and Sheridan Road.

Zoning Amendment from RS1 to RS2, 1526 West Juneway Terrace

Report on the results of a community meeting Alderman Moore held with the residents of the 1400 and 1500 blocks of Juneway to discuss a proposal to amend the zoning to allow the construction of a two-story plus basement addition to the two-flat on that site. The lot is 8800 square feet and the current floor area is 4500 square feet since the basement is not significantly below grade. RS2 allows the construction of the addition, which adds 1224 square feet of floor area, since the floor to area ratio is 0.65.

Planned Development and Lakefront Protection Ordinance Review, Sheridan and Albion, southwest corner

Status report on a proposal presented to the Committee in April 2008 to build a nine-story, mixed use building, containing 205 dwelling units and 540 parking spaces and 16,000 square feet of commercial space.