

**49TH WARD
ZONING AND LAND USE
ADVISORY COMMITTEE
AGENDA
Tuesday, August 12, 2008
7:00 PM**

NEW BUSINESS

Zoning Amendment from RS1 to RS2, 1526 West Juneway Terrace

Jennifer Chase and Steve Moore (no relation to the Alderman), prospective owners of the above property, will present, with their architect, a proposal to amend the zoning to allow them to build 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.

Application for a Special Use Permit 2039 West Howard Street.

Michael Smith, owner of the existing barber-shop business will present his request to bring his business into legal conformity under the current zoning ordinance, and allow its expansion. In order to obtain a business license from the city and expand into the adjacent storefront, he needs a Special Use Permit, since he is located in a B district (B1-2) within 1000 feet of another personal care services establishment.

Application for a Special Use Permit 7605-13 North Bosworth Avenue and 1514-24 West Howard Street.

Ted Luca, Dorel Ardelian and Greg Popa, and their attorney Paul Kolpak, will present a proposal to obtain a special use permit to allow the conversion of the ground floor Bosworth retail spaces to residential dwelling spaces on the first floor in a B3-3 zone. The total number of dwelling units would decrease from 44 to 42 and the retail spaces on Howard would remain.

OLD BUSINESS

TIF Funds Application, Howard El Station.

Report on the community meeting held to review and discuss the Chicago Transit Authority's proposal to supplement the construction of the New Howard El, using \$4.46 million of TIF Funds from the Howard/Paulina TIF, by extending the high canopy to further protect passengers and equipment from elements, and by providing six stair enclosures on the platform level, to provide funds for retaining wall replacement and more extensive rehab of the viaduct piers over Howard Street.