

**49TH WARD
ZONING AND LAND USE
ADVISORY COMMITTEE
AGENDA
Tuesday, April 8, 2008
7:00 PM**

NEW BUSINESS

Zoning Variance, 6973 North Ashland Avenue

Peter Sterniuk, and his attorney Paul Kolpak, will present his proposal to build a seven-unit masonry building at the above address. The lot is zoned RT4, has 6770 square feet, and is currently improved with a frame. The proposal involves two administrative adjustments and a variance. The three issues are as follows:

- Minimum Lot Area adjustment for the seventh dwelling unit
- Side Yard adjustment for North Side Yard from 4'-0" to 3.15'.
- Side yard variance to allow one parking space partially within rear yard/side yard.

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

Jonathan Holtzman, CEO/Chairman of Village Green and Jack Boarman BKV Group (the architect) will present a proposal to build a nine-story, mixed-use building, containing 205 dwelling units and 540 parking spaces and 16,000 square feet of commercial space.

Zoning Amendment from RT4 to B3-5, Lakefront Protection Ordinance Review and Rear Yard Variance, 7313-15 North Sheridan Road

Rich Aronson of Camelot Development, Scott Sinar of Noble Development, Tom Kafkes of Stage Development and Jeff Goulette of Sullivan Goulette Architects will present a proposal to build a seven-story mixed-use building containing 50 dwelling units, 50 parking spots and approximately 3000 square feet of commercial space, with a rear yard setback variance of 12 feet from the required 30 feet.