

**49TH WARD
ZONING AND LAND USE
ADVISORY COMMITTEE
AGENDA
Tuesday, March 11, 2008
7:00 PM**

NEW BUSINESS

Zoning Amendment RS3 to RT3.5, 7241 North Bell Avenue

Juan Martinez will present his proposal to amend the zoning to enable him to legalize the finished basement dwelling unit, which existed when he purchased the two flat in 2005.

Zoning Amendment RT4 to B3-5, 7301 North Sheridan Road

Ayman Khalil will present a proposal to amend the zoning, so a kayak rental facility can obtain a business license in the mixed use building at the above address. The property is zoned RT4, but has commercial units on the first floor.

Amendment to the Planned Development Agreement at Gateway Centre, 7517 N. Clark

Panda Express will present a proposal to amend the planned development agreement at Gateway Centre to allow for the construction of a drive-thru restaurant on the out-lot at 7517 N. Clark Street.

OLD BUSINESS

Zoning Amendment from C1-2 to RM4.5, 7525 North Wolcott Avenue

Report of the results of a community meeting on a proposal to change this auto repair shop into a residential building with 23 dwelling units. The proposed change in zoning would allow for the construction of ground floor units on a street that is mostly residential. The permitted density would increase from one dwelling unit per 1,000 square feet to one dwelling unit per 700 square feet of lot area. The Committee reviewed the proposal in September 2007 and again in December 2007.