

**49TH WARD  
ZONING AND LAND USE  
ADVISORY COMMITTEE  
AGENDA  
Tuesday, December 11, 2007  
7:00 PM**

**NEW BUSINESS**

**Zoning Amendment from B3-2 to C1-2, 7429-35 North Western Avenue**

Andrea Lieu and her attorney, Fred Agustin, will discuss the nature of her business, since Ms. Lieu intends to apply for a zoning change to obtain a business license for her clothing manufacturing plant at the above address.

**OLD BUSINESS**

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

Review of the elevations and materials for the 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 1000 square feet to one dwelling unit per 700 square feet of lot area. The original presentation, which had 19 units was approved at the September 2007 zoning committee meeting. The applicant, Mr. Dan Schwegel, has proposed an increase in dwelling units to make the project more economically viable.

**Zoning Amendment from B1-2 to B3-3, 2001 West Howard Street.**

Review of community meeting held to present the proposal to build a five-story, 24-unit mixed use building containing three storefront spaces. The lot is 13,038 square feet.

**Zoning Amendment from RT4 to B2-3 and Lakefront Protection Ordinance Review, 7015 North Sheridan**

Update on a proposal presented to the Committee in October 2007 to build a 50-foot tall four-story 12-unit apartment building with two affordable apartments and 1,000 square feet of commercial space. The lot is approximately 7,500 square feet. The current zoning allows seven dwelling units and no commercial space. The proposed development falls within the Lakefront Protection Zone and also requires approval of the Chicago Plan Commission.