

**49TH WARD
ZONING AND LAND USE
ADVISORY COMMITTEE
AGENDA
Tuesday, November 13, 2007
7:00 PM**

NEW BUSINESS

Appeal to Zoning Board of Appeals of Zoning Administrator's Decision, 7301 North Sheridan Road

Mohammed Rafi applied for a business license to establish a convenience store in an empty storefront in the mixed use building at the above address. Property is zoned RT4, but has had commercial units on the first floor.

OLD BUSINESS

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

Dan Schwegel, owner of Amber Automotive and his development team will present again a proposal to change his 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 increase in dwelling units is to make the project more economically viable.