

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

OLD BUSINESS

TIF Assistance Request, 6610-28 North Sheridan Road

Ayman Khalil and Kareem Musawwir of Inverbrass Funds, LLC, are applying for \$2 million in TIF assistance to rehab the four-plus-one building at the above address. The renovation will de-convert 140 units to 116 units and involve an extensive renovation of the façade. The building will remain rental. 70 of the units would be affordable at 80% area median income, 26 apartments would be affordable at 60% area median income. A community meeting regarding the TIF application was held on August 27th.

Zoning Amendment from C1-2 to RT4.5, 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 19 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 slightly, one dwelling unit per 700 square feet of lot area. The original presentation was met with concerns about the capacity to build this project. He will present a pro forma analysis of his project.

Private Use of Public Way, 1215 West Sherwin Avenue

Report on the results of a community meeting and the Chicago Department of Transportation review of Jamie and Susanna Ali's proposal to have four private perpendicular parking spaces in front of their property at the above address. The project was first presented to the Committee in May 2007.