

**49TH WARD
ZONING AND LAND USE
ADVISORY COMMITTEE
AGENDA
Tuesday, August 14, 2007
7:00 PM**

NEW BUSINESS

TIF Assistance Request, 6610-28 North Sheridan Road

Ayman Khalil and Kareem Musawwir of Inverbrass Funds, LLC, are apply for TIF assistance to rehab the four plus one building at the above address. The renovation will de-convert 140 units to 116 units and involves an extensive renovation of the façade, and upgraded mechanical systems. 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.

OLD BUSINESS

Special Use Permit, 7644 North Sheridan Road

Review of Alderman Moore's reason for deciding to oppose Island Groove's application for a special use permit required in order to apply for a tavern license.

Zoning Amendment from RS3 to RT4, 1910-12 West Estes Avenue.

Review of Alderman Moore's reason for supporting the application for a zoning change to allow for two additional basement dwelling units to an existing six unit building. The building is on a lot 8500 square feet. The minimum lot area per dwelling unit is 2500 square feet in RS3 and is 1000 square feet in RT4. In return for his support for the zoning change, the alderman secured a commitment from the developer to create two affordable housing units in another project.