

**49TH WARD
ZONING AND LAND USE
ADVISORY COMMITTEE
AGENDA
Tuesday, July 10 2007
7:00 PM**

NEW BUSINESS

Zoning Amendment from RS2 to RS3, 1819 West Greenleaf Avenue

Grace and Nathan Hess will present their request to change the zoning back to what it was prior to the zoning change made in their area last fall. They requested to be excluded from the zoning change, but due to ill health, they were unable to attend the meeting that was held with their neighbors to discuss the issue.

Special Use Permit, 1635 West Morse Avenue

Haitian American Community Center will present its request for a special use permit for a community center at the above address.

Special Use Permit, 1710 West Lunt Avenue

Representatives of Lutheran Social Services will present its request for a special use permit specifically to allow the addition of a trained staff person at an existing residential building owned by Lutheran Social Services and occupied by lease-holding, rent-paying, working adults who have completed drug or alcohol rehabilitation at another location.

Zoning Amendement from B1-3 to B3-3 and Special Use Permit, 1547 West Jarvis Avenue

Tony Barbanente will present a proposal to establish a Belgian ale house. The current zoning does not allow for a tavern. Changing the zoning to B3-3 would allow the owner to apply to the Zoning Board of Appeals for a special use permit. Once the owner received a special use permit, he would be eligible to apply for a tavern license.

OLD BUSINESS

Special Use Permit, 7644 North Sheridan Road

Michael Cherrington and Michael Bell will present their request for a special use permit to apply for a tavern license.

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

- Roula Alakikotou, Architect
- Paul Pekritz, General Contractor
- Kelly Nymayer, Realtor, @properties