



NOTICE OF INTENT - 5100-5108 N WESTERN AVE

Dear Neighbors,

Upon consideration of the requested zoning change from B3-2 to B2-3 at 5100-5108 N Western Avenue, it is my intent to **support the proposed zoning change** in City Council.

PROCESS

All proposed zoning changes in the 40th Ward undergo a community feedback process. Neighbors are invited to comment on the proposal at public meetings and online at <https://40thward.org/zoningrequests/>. All comments and other feedback are considered and discussed by myself and my staff prior to any decision being made regarding zoning.

FEEDBACK

Community feedback for this project was mixed, with both strong proponents and strong opponents. However, nearly all comments opposed were based either on the lack of on-site parking or on the perceived possibility for more metered parking on Western Avenue, both of which have been addressed to my satisfaction:

Parking was originally proposed as 13 spaces for 24 units; the developer has since reworked the ground flood plans to provide 24 spaces for 24 units. (This is above and beyond the legal requirements, since the address falls within a Transit Oriented Development zone.)

Metered parking will not be created or altered as a result of this zoning change. Metered spots are created by ordinance and under the terms of the city's franchise agreement with the parking vendor; zoning changes do not involve or affect the placement of parking meters.

The size/unit count is appropriate for the proposed location (corner lot, arterial street, Transit Oriented Development district). I intend to support the zoning change as proposed.

Alderman Andre Vasquez - 40th Ward
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