



NOTICE OF INTENT - 5136-5138 N CLAREMONT AVE - 2nd ROUND

Dear Neighbors,

Upon consideration of the requested zoning change from RS-3 to RT-4.5 at 5136 and 5138 N Claremont Ave, it is my intent to **conditionally support the application.**

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

The second version of this proposal, in response to neighbor feedback, replaces the originally-proposed three-flat at 5136 N Claremont with a single-family home, while retaining the existing three-story building at 5138 N Claremont.

However, because the existing three-story building touches both lots on the zoning map, and it is not legally permissible to pull building permits for a non-compliant lot, a temporary zoning change is needed to issue permits for a single-family home at 5136 N Claremont. To allow for new construction while ensuring that the neighborhoods' preference for single-family density is protected, the 40th Ward office will support the zoning change with the following conditions:

- 1) That entered along with the zoning change shall be a restrictive covenant, stipulating that no structures other than one single-family home and the existing three-story building be erected;
- 2) That my office intends, following the issuance of building permits for the now-compliant lot, to submit an RM-4.5 to RS-3 zoning change, returning the 5100 block to unified RS-3 zoning.

With those measures in place to ensure that, as requested by the neighbors, no new construction occur other than a single family home, **I intend to support the zoning change.**

Alderman Andre Vasquez - 40th Ward
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