

49th Ward – Community Meeting

7529 North Claremont Ave

The Applicant seeks a zoning map amendment to allow for the existing garden unit to be improved and lawfully established.

Property Owner: Richard Hosmer

Attorneys: Schain, Banks, Kenny, & Schwartz Ltd.

November 21, 2024

Project Overview

1. Currently, the subject property at 7529 N. Claremont is located within a RT-3.5 zoning district.
2. The lot is currently improved with a four-story residential building containing three (3) dwelling units. The ground floor is currently vacant space. Rezoning the parcel to an RT-4 will allow the Applicant to establish an additional dwelling unit for a total density of four (4) dwelling units.
3. The property is not located in a pilot ADU zone, which would otherwise have allowed this project.
4. The request fulfills the City's goals of adding housing options through the reuse of under utilized space with no impact on the existing building beyond light interior renovations. No exterior modification is contemplated.



Zoning Map

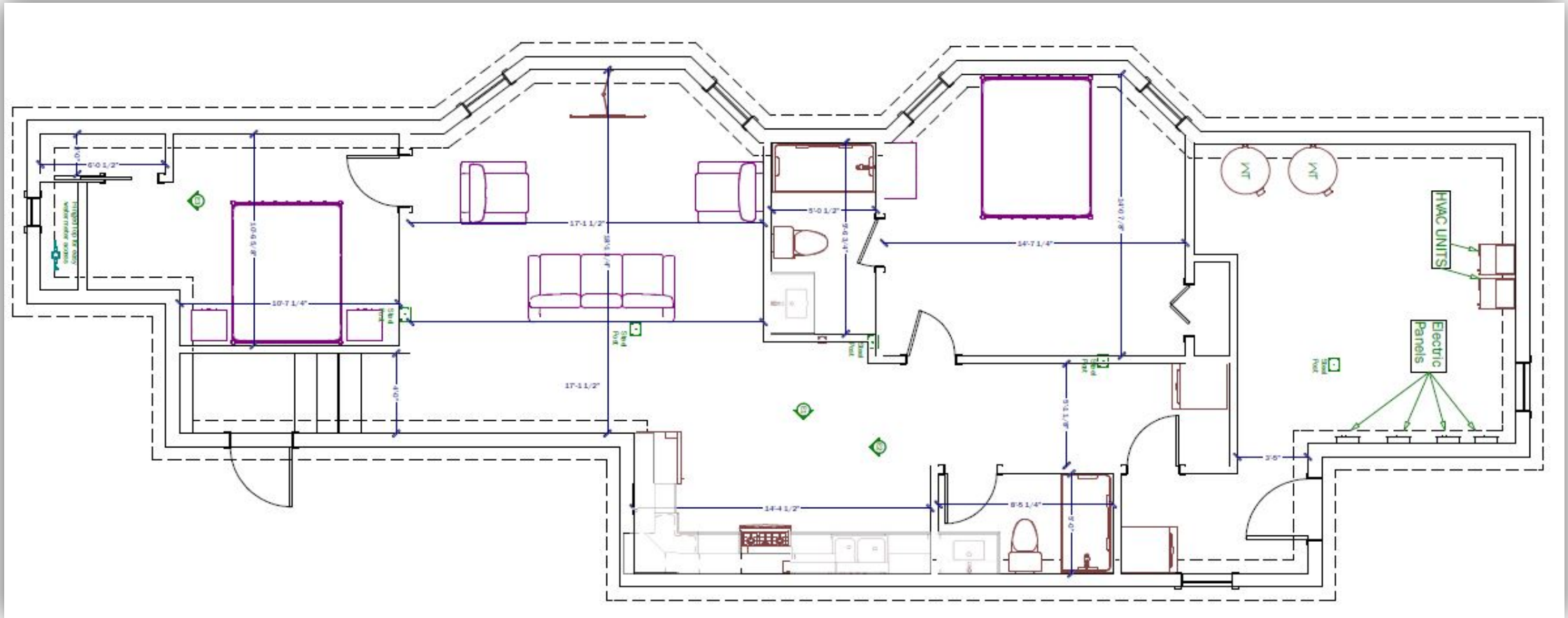


Existing Site

No exterior work is contemplated. The existing building will remain the same.



Proposed Garden Unit Floor Plan



Unit Features:

1. The proposed fourth dwelling unit will be a 2bd/2ba
2. The unit will be approximately 1,200 square feet.



Proposed Garden Unit Rendering



Benefits to the Community

1. Will increase density for the area without having to demolish any existing improvements.
2. Spacious updated unit provided much needed space and can cater to small families.
3. Allow the existing building to be fully activated.
4. The proposed project will also add to the housing stock to the area at a convenient location. The Property is a transit-served location which helps alleviate the transportation needs of future residents, providing them with housing options that are close to public transportation (the Property is about 0.1 miles from the CTA bus line).
5. It will help alleviate the property tax burden on the neighborhood as well.



Questions, Comments, or Concerns

