

**MICHELE SMITH**  
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**CITY OF CHICAGO  
CITY COUNCIL**

COUNCIL CHAMBER  
CITY HALL, ROOM 300  
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PHONE: 312-744-3071

September 23, 2019

**COMMITTEE MEMBERSHIPS**

ETHICS AND  
GOVERNMENT OVERSIGHT  
(CHAIR)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES AND RULES

ENVIRONMENTAL PROTECTION AND ENERGY

FINANCE

HUMAN RELATIONS AND HEALTH

LICENSE AND CONSUMER PROTECTION

PUBLIC SAFETY

**Re: Community Meeting Invite  
Redevelopment of Covent Hotel and Parking Lot (2653 N. Clark St.)**

Dear Neighbor:

I am writing to invite you to join my office and the Park West Community Association (PWCA) at a community meeting to discuss the proposed redevelopment of the Covent Hotel, located at 2653 North Clark Street.

The Covent Hotel is a 3-story historic hotel built in 1906 that continues to operate as a Single Room Occupancy (SRO) hotel under the ownership of The NHP Foundation ("NHPF") since 2016. The proposed rehabilitation project will be supported by Tax Exempt Bonds, Low Income Housing Tax Credits, Federal and State Historic Tax Credits, among others. It will bring renovated handicap accessible apartments with private bathrooms and kitchen, new community spaces, and amenities for current and future residents. Besides the redevelopment of the existing structure into a total of 30 units of affordable, accessible housing, and over 4,900ft<sup>2</sup> of renovated ground level retail, the plan calls for the construction of a new building on the rear parking lot. The proposed new structure would be 7-stories tall with 84 market-rate units and 52 parking spaces.

The site currently has a B1-2 zoning designation and in order to allow for its redevelopment, a zoning map amendment must be approved to create a Transit Oriented Planned Development (PD), with an underlying zoning of B1-5.

My office will be present at this meeting to monitor the discussion, take notes and record your comments.

**WHAT: Proposed Redevelopment of 2653 N. Clark St. – Covent Hotel**

**WHO: Hosted by Alderman Michele Smith and Park West Community Association**

**WHEN: Wednesday, October 2<sup>nd</sup> at 6:30 pm**

**WHERE: 2625 N Orchard Street (Alcott Elementary School) - Auditorium.**

The Development team and its representatives will also be present at this meeting to provide an overview of the project, as well as to answer questions from the audience regarding this proposal.

I hope you can join my office and PWCA to engage in a direct dialogue with the applicant to gain a better understanding of this proposal and obtain answers to any questions the community may have. In the meantime, if my office can be of assistance to you, please do not hesitate to contact us at (773) 348-9500 or visit my website at [www.ward43.org](http://www.ward43.org).

Sincerely,

Michele Smith  
Alderman, 43<sup>rd</sup> Ward