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NIK KOVAC
3rd District Alderman

November 17, 2008

Dear 3rd District Resident,

New Land Enterprises is proposing a new apartment and retail development on land that it owns on the southwest corner of Farwell and Kenilworth Avenues. Their proposal calls for a five-story building with 90 residential rental units (all 1-bedroom and studio) on the top four floors, 7,500 square feet of retail on the ground floor and 103 parking spaces (13 reserved for retail customers) below ground

The massing and height of the building, as well as the proportion of parking spaces, are all within the site's current Local Business 2 (LB-2) zoning. However, the current LB-2 zoning would limit the density on that site to 34 units. The developer is seeking relief from this restriction by requesting this project be approved as a Detailed Plan Development.

Such an approval process gives the city more leverage to influence details of the building design. The developer has already attended several meetings with all of the nearby property owners, with the Department of City Development, and with my office. The developer and the architect have made changes to the design of the building pursuant to the advice gathered at those meetings.

This revised design was presented to the City Planning Commission on November 10th and received unanimous approval. Before the plan proceeds to the Common Council, my office has asked the developer to convene an informational meeting about the proposal for the general public.

Please join us on **Tuesday, December 2nd at 6:00pm inside the East Side Library** to learn more about this proposal. The Common Council's Zoning and Neighborhood Development Committee will then consider the matter at a public hearing on Tuesday, December 9th at 9:00am inside City Hall, room 301-B.

Thank you,

Nik Kovac