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Teresa Córdova, Chair Chicago Plan Commission
City Hall
121 N LaSalle St, Room 1000
Chicago, IL 60602

August 17, 2020

Re: Halsted Triangle Plan Update

Dear Chairperson Córdova:

North Branch Works (NBW) has reviewed the Department of Planning and Development's (DPD's) proposed updates to the Halsted Triangle Plan. NBW is a membership-supported nonprofit neighborhood organization that for more than three decades has promoted balanced, job-creating economic development along the North Branch of the Chicago River. North Branch Works has long been a City of Chicago "delegate agency" providing an array of services to local businesses.

NBW appreciates the work DPD has done to support and protect the existing industrial uses and other commercial uses in and around the Goose Island Planned Manufacturing District (PMD) and North Branch corridor. We take note of the following items:


- Encouragement of non-residential uses in Objective 3: *Promote and support non-residential uses for properties fronting the river given existing intensity of industrial uses on the eastern side of Goose Island.*
- Support for development compatible with the existing industrial uses in Objective 9: *Encourage development compatible with the adjacent Goose Island Planned Manufacturing District (PMD) in the buffer zone between the river and Kingsbury Street.*
- Continuation of the support for sustainable development noted in the original Halsted Triangle Plan in Objective 11: *Promote sustainable development practices.*

- Support for the existing C3 zoning in the area which will require developers to go through City Council in order to approve any zoning changes and a Planned Development (PD) application process if a proposed development is within 100 feet of the river.
- Protection for existing industrial businesses as the plan states: *Planned Development applications with an outdoor component along the river will be discouraged if the adjacent land use (opposite bank or abutting) is an existing high impact or public nuisance type, including, but not limited to, industrial or waste operations (see Appendix, Halsted Triangle Plan Buffer Map). Depending on the adjacent land use, permitted outdoor uses may be limited to passive uses that do not include uses such as dining, entertainment, or other uses that encourage outdoor assembly.*
- Provision of opportunities for public input for any proposed zoning changes: *By retaining the underlying C3 zoning and requiring a zoning change for each application to allow new residential uses, community and public feedback will be considered as each zoning change application requires review and approval by City Council.*

With these protections in place including the buffer zone and the ability for public input regarding future proposed residential developments within the Halsted Triangle, we support the Halsted Triangle Plan Update.

We at NBW look forward to continuing our partnerships with DPD, Ald. Hopkins, and Ald. Burnett to ensure the success of this important area.

Sincerely,



Jonathan Snyder
Executive Director

Cc: Ald. Brian Hopkins, 2nd Ward
Ald. Walter Burnett, 27th Ward
Ms. Cindy Roubik, DPD Assistant Commissioner, Central Region