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October 19, 2021

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

Re: Proposed Zoning Change at 1521-1525 N. Elston Avenue from M3-2 to C3-3

Dear Chair Córdova:

I am writing to express North Branch Works' (NBW) support for the proposed rezoning of 1521-1525 N. Elston Avenue from light manufacturing (M3-2) to Commercial, Manufacturing, and Employment District (C3-3).

This change will allow for the building to be used entirely for office tenant space. The building is nearing completion and will be six-stories with a total of 20,780 square feet of floor area.

NBW is a membership-based nonprofit organization that for more than three decades has promoted balanced, job-creating economic development along the North Branch of the Chicago River. We are also a City of Chicago "delegate agency" providing an array of support services to local businesses. As the business environment along the North Branch has shifted, so has our agenda. NBW defines its business constituency as the whole spectrum of enterprises—manufacturers, other commercial firms, service providers, and artisanal producers—to be found within its service area.

We agree with the Chicago Department of Planning and Development that this project is compatible with the density and zoning of the surrounding area. Also, we are confident the project will not adversely impact industrial businesses and the viability of the Elston Avenue Industrial Corridor.

In addition to being a compatible land use, this amendment has the potential to create 100 jobs. We are especially excited about new businesses being able to move into the building should the rezoning be approved and look forward to supporting them.

Best regards,

A handwritten signature in blue ink that reads "Steve Simmons".

Steve Simmons
Director of Business and Economic Development

Cc: Ald. Walter Burnett, 27th Ward