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November 16, 2021

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

Re: Proposed Zoning Change at 2032 N. Clybourn Avenue from M1-2 and M2-2 to B3-3- and then a Residential Business Planned Development

Dear Chairperson Córdova:

Thank you for the opportunity to provide feedback about the zoning change requested for a project at 2032 N. Clybourn Avenue. This property is located within North Branch Works' service area.

North Branch Works (NBW) is a membership-based nonprofit neighborhood organization that for nearly forty years 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 be found within its service area.

Although the North Sub-Area of the North Branch Framework Plan permits the proposed use, NBW has seen the steady conversion of land zoned for manufacturing and industry on the North Side. This activity makes it harder to attract new firms with high-quality jobs that build wealth within our neighborhoods. Continuing to convert industrial and manufacturing properties to residential results in lost opportunities for jobs. Ideally, NBW would prefer an adaptive reuse of the property consistent with the current zoning including artisanal manufacturing, business incubation, and classrooms for workforce development.

If residential land use is approved at 2032 N. Clybourn Avenue, NBW takes note that the developer proposes the ARO minimum 10% affordable housing. NBW would support an additional 10-20% of the units be dedicated to Workforce Housing (60-120% AMI) in order to preserve affordable, mixed-income housing in the community.

Lastly, NBW is pleased the applicant is pursuing Historic Landmark designation as a "character building" within the North Branch Framework Plan. NBW would be happy to work with the property owner and Ald. Hopkins to attract businesses and entrepreneurs as the project is developed.

Please contact me if we can be of any assistance moving forward.

Best regards,



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Cc: Ald. Brian Hopkins (2nd Ward)
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