



February 22, 2022

The Honorable Thomas M. Tunney, Chairman  
Committee on Zoning, Landmarks, and Building Standards  
City Hall, Room 304  
121 N. LaSalle Street  
Chicago, IL 60602

Re: Proposed rezoning of 3110-3112 N. Kedzie Avenue from B3-1 to C1-1

Dear Chairman Tunney:

I am writing to express North Branch Works' (NBW) strong support for the proposed rezoning of 3110-3112 N. Kedzie Avenue from B3-1 to C1-1. This rezoning would allow Metric Coffee to open a coffee roastery and café with retail food sales and indoor/outdoor dining.

This property is located within our service area. The applicant met with us and is working closely with stakeholders in the North Branch community, including the 35<sup>th</sup> Ward office. It has been a pleasure to work with the applicant.

In addition, we are especially encouraged this rezoning would allow a manufacturing business to open in the North Branch as manufacturing and industrial jobs pay family-sustaining wages without requiring advanced degrees.

NBW is a membership-supported nonprofit neighborhood organization that for 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—manufacturers, other commercial firms, service providers, and artisanal producers—to be found within its service area.

We look forward to the approval of this rezoning and connecting Metric Coffee with city programs, resources, and support as it opens its business operations in Avondale.

Best regards,

  
Steve Simmons

Director of Business and Economic Development

Cc: Ald. Carlos Ramirez-Rosa, 35<sup>th</sup> Ward  
Billy Drew, Director of Policy, 35<sup>th</sup> Ward  
Xavier Alexander, Metric Coffee  
Darko Arandjelovic, Metric Coffee  
Lawrence M. Lusk, Lusk Law LLC