



June 13, 2023

Ms. Laura Flores, Chair
Chicago Plan Commission
121 N. LaSalle Street
Chicago, IL 60602

2545 West Diversey Avenue
Suite 225
Chicago, IL 60647
(773) 929-5552 phone
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Re: NBW letter regarding the proposed rezoning of 1675 N Elston Avenue from M3-3 to C2-1

Dear Chair Flores:

North Branch Works (NBW) appreciates the opportunity to share feedback regarding the proposed rezoning of 1675 N Elston to allow for an events venue that could accommodate as many as 1,000 people.

The property at 1675 N Elston Avenue is located within the North Branch Industrial Corridor. We spoke with our member businesses in the area, including Sipi Metals, Howe Corporation, The Hideout, and Vin Chicago.

Our businesses expressed the following concerns: the lack of available parking along this stretch of Elston Avenue to accommodate this use, and the need for security services to ensure public safety, especially when events end at 4 a.m. We would like to see these concerns addressed should the rezoning be approved.

As a City of Chicago delegate agency for the Local Industrial Retention Initiative (LIRI), we would prefer to see land zoned for industrial and manufacturing uses maintained. This would give us the opportunity to recruit new industrial companies to Chicago that provide high-quality jobs that do not require advanced degrees. At the same time, we recognize the North Branch Framework Plan introduced a wider range of allowable uses in our service area.

We are pleased the applicant, 1675 Holdings LLC, met with us and about his commitment to being a good neighbor and developing a plan of operations with Ald. Waguespack's office. In addition, we appreciate his support for resuming the CTA's Elston Avenue bus line, one of our top priorities for the North Branch. If the rezoning is approved, we look forward to working with 1675 Holdings LLC and connecting the business to grants, city programs, and growth opportunities.

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.

Best regards,

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

Steve Simmons
Director of Business and Economic Development

cc: Ald. Scott Waguespack, 32nd Ward
Thomas Raines, Attorney at Law LLC
Tim Barton, Attorney at Law LLC