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February 16, 2021

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

Re: Proposed Zoning Change at 1905-1907 W. Fullerton Avenue from M3-3 to B2-2

Dear Chairperson, Córdova:

I am writing to express North Branch Works' (NBW) support for the proposed zoning change at 1905-07 W. Fullerton Avenue from heavy manufacturing (M3-3) to neighborhood mixed-use (B2-2) to allow for the renovation of an existing building and the construction of a new one.

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. 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. This part of our service area has adequate infrastructure to support the proposed project. Also, we are confident the project will not adversely impact industrial businesses and the viability of the Elston Avenue Industrial Corridor.

In addition to the community benefits, we are especially encouraged by the projected economic benefits such as doubling the property tax revenue collected by the City of Chicago to an estimated \$17,000 and the creation of 20 construction jobs. We look forward to seeing this project move forward.

Best regards,

Steve Simmons
Director of Business and Economic Development

Cc: Ald. Scott Waguespack, 32nd Ward