February 3, 2023

Ms. Laura Flores, Chair
Chicago Plan Commission
121 N. LaSalle Street, Room 1000
Chicago, IL 60602

Re: NBW letter of support for the proposed rezoning of 1308 N. Elston Avenue

Dear Chair Flores:

North Branch Works (NBW) supports the proposed rezoning of 1308 N. Elston Avenue from M3-3 to C2-1 to allow for greater business uses on the site including a potential dentist practice and dance studio.

The property at 1308 N. Elston falls within our service area. The applicant, Farpoint Development, met with us and is working closely with many stakeholders in the North Branch community. This zoning change would support our efforts to attract more businesses to our service area.

We are confident this zoning change would not adversely impact the industrial businesses currently operating in the Elston Avenue Industrial Corridor. In addition, Farpoint Development has committed to not adding residential at this site, which is crucial to ensuring the continued seamless operations of nearby industrial businesses. These companies include Elston Avenue Materials, and a modern, multi-story logistics facility coming to the southwest corner of Division Street and Elston Avenue.

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.

We ask you to support this rezoning so Farpoint Development can recruit new tenants and bring new jobs to the neighborhood. NBW looks forward to continuing to support Farpoint Development and its tenants by connecting them to city programs, grants, and to our member businesses.

Best regards,

Steve Simmons
Director of Business and Economic Development

cc: Ald. Walter Burnett (27th Ward)
Regina Stilp, Farpoint Development
Jonathan Herbert, Farpoint Development
Suzanne Kahle, Farpoint Development
Kate Duncan, Quarles & Brady LLP