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Chicago, IL 60647  
(773) 929-5552

July 15, 2020

Alderman Scott Waguespack  
32<sup>nd</sup> Ward Office  
2657 N Clybourn Ave  
Chicago, IL 60614

Re: Proposed Zoning Change at 1842-58 W Webster Ave/2200-42 N Lister Ave

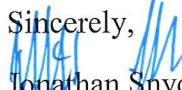
Dear Ald. Waguespack:

I would like to thank your office for speaking with me about the proposed zoning change from M3-3 to C2-3 at the property located at 1842-58 W Webster Ave/2200-42 N Lister Ave. As you know, this property is part of the North Branch Industrial Corridor, an area that the City of Chicago has set aside for industrial, manufacturing, and commercial uses. We know that you are committed to keeping the area as a place for Chicagoans to work and enjoy the Chicago River with other areas of the 32<sup>nd</sup> Ward and City set aside for residential use, and we support this position.

We at North Branch Works want to see this this area become a vibrant, business-rich area with job generating uses, and we would prefer the area to be rezoned as a C3 Commercial, Manufacturing, and Employment District. NBW has a long-standing interest in keeping land safe for industrial, manufacturing, and business use. Founded in 1982 as an affiliate of the New City YMCA, and established as the Local Economic and Employment Development (LEED) Council, our organization became an independent not-for-profit community development corporation in 2001. As a delegate agency of the Chicago Department of Planning & Development, we serve businesses in the North River, Addison & Kennedy/Kimball Industrial Corridors.

We typically do not support zoning changes in industrial areas and believe each case should be decided on its own merits, and the M3 classification does not allow the proposed use as a cannabis dispensary. We would prefer to see the area rezoned C3 which would allow a dispensary and would ensure the area is not subsequently redeveloped for residential purposes. If the C3 zoning cannot be obtained, we would support the C2 zoning provided that no residential units are developed on the property.

We look forward to continuing to work with you and help ensure the success of this project.

Sincerely,  
  
Jonathan Snyder  
Executive Director