

BRIAN HOPKINS
ALDERMAN, 2ND WARD
1400 NORTH ASHLAND AVENUE
CHICAGO, ILLINOIS 60622
PHONE: 312-643-2299



CITY OF CHICAGO
CITY COUNCIL

COUNCIL CHAMBER
CITY HALL ROOM 200
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
PHONE: 312-744-6836
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COMMITTEE MEMBERSHIPS
LICENSING AND CONSUMER PROTECTION
(VICE-CHAIRMAN)
COMMITTEES AND RULES
ENVIRONMENTAL PROTECTION
AND ENERGY
FINANCE
ZONING, LANDMARKS, AND
BUILDING STANDARDS

June 1, 2022

Maurice D. Cox
Commissioner, Department of Planning and Development
121 N. LaSalle St., 10th Floor
Chicago, IL 60602

Tom Tunney
Chairman, Chicago City Council Committee on Zoning
121 N. LaSalle St., 3rd Floor
Chicago, IL 60602

Re: 2270 N. Clybourn – Planned Development Amendment

Dear Chairman Tunney and Commissioner Cox:

Please be advised that I support application for an amendment to Planned Development 1189 submitted by Salvation Army (the “Applicant”) for property located at 2270 N. Clybourn.

The Applicant is planning an addition to their parking lot at this location. Initial concerns about vehicular traffic have been addressed by the Applicant through their work with my office and the Chicago Department of Transportation.

Should you have additional questions about this matter, please contact the 2nd Ward Service Office at (312) 643-2299.

Sincerely,

Alderman Brian Hopkins
2nd Ward



2545 West Diversey Avenue

Suite 225

Chicago, IL 60647

(773) 929-5552 phone

(773) 929-6162 fax

July 20, 2022

Laura Flores, Chair Chicago Plan Commission
City Hall
121 N LaSalle St, Room 1000
Chicago, IL 60602

Re: Proposed zoning change at 2258-2276 N. Clybourn Avenue from M1-2 to C2-1 and then to Institutional Planned Development 1189

Dear Chair Flores:

Thank you for the opportunity to provide feedback about the zoning change requested at 2258-2276 N. Clybourn Avenue to amend and expand the existing PD boundary and allow for a new accessory parking lot. This property is located within North Branch Works' service area.

As a City of Chicago delegate agency for the Local Industrial Retention Initiative (LIRI), we would like to express our concern about the long-term pressure that rezoning this parcel will have on the neighboring properties zoned M1-2. In this area, residential land use is already encroaching upon existing manufacturing uses. A continued expansion of commercial uses would further isolate manufacturing and encourage further deconversion.

For many years, our service area has seen the steady deconversion of industrial land for other uses. Land zoned for industrial and manufacturing is incredibly valuable as it allows new firms and existing ones to locate across the city and hire Chicago residents in high-quality jobs that pay head-of-household wages. These head-of-household jobs support equitable neighborhoods.

North Branch Works (NBW) is a membership-based nonprofit neighborhood organization that for nearly 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 be found within its service area.

Best regards,

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

Steve Simmons
Director of Business and Economic Development
P: 773-929-5552 x2226
E: steve@northbranchworks.org

Cc: Ald. Brian Hopkins (2nd Ward)
Fariduddin Muhammad, Chicago Department of Planning and Development