

April 16, 2024

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



2545 W Diversey Ave, Ste 225
Chicago, IL 60647
(773) 929-5552

RE: Proposed Amendment to PD 1399 from Onni 700 W Chicago, LLC

Dear Chairperson Flores:

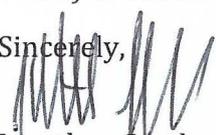
Thank you for the opportunity to provide feedback regarding the Halsted Landing project proposed by Onni Group. While we have some concerns about the project, after meeting with Onni Group, North Branch Works (NBW) ultimately supports the proposal and wants to see it succeed. Our concerns include the site's proximity to industrial uses, the proposed density, and limited public transportation options.

The North Branch Framework Plan promotes zoning changes, but we are grateful for the protections afforded to critical services. The Halsted Landing buildings are less than 1,000 feet from industrial uses, and we are concerned that introducing a residential development in areas adjacent to heavy industry, even with these protections, will lead to unwarranted complaints against the existing, properly zoned, and permitted businesses. Onni Group does not sell their assets, and we appreciate their partnership. They understand that the adjacent industries are not going to move, and we are confident that they will be good neighbors for the long term.

The adjacent bus lines (8 along Halsted and 66 along Chicago) will need more buses to accommodate the increased usage from Halsted Landing (2,600 residential units), the adjacent Halsted Pointe development (2,450 residential units) and the Bally's Casino. The Chicago Avenue Bridge and Halsted Viaduct project which will begin this year must accommodate this increased traffic and prioritize buses. Without these additional public transit investments, the area will be congested impacting the industrial businesses, local business patrons, commuters, and through-travelers.

NBW is a membership-supported, nonprofit neighborhood organization that for more than four 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 both industrial and nonindustrial. NBW will continue to work with Onni Group, the Department of Planning and Development, and Ald. Walter Burnett (27th Ward) to ensure that this development serves the needs of the community.

Sincerely,


Jonathan Snyder
Executive Director

cc: Ald. Walter Burnett, 27th Ward
Paul Purewal, Onni Group