

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  
FAX: 773-270-4682

COMMITTEE MEMBERSHIPS  
LICENSING AND CONSUMER PROTECTION  
(VICE-CHAIRMAN)  
COMMITTEES AND RULES  
ENVIRONMENTAL PROTECTION  
AND ENERGY  
FINANCE  
ZONING, LANDMARKS, AND  
BUILDING STANDARDS

**November 16, 2021**

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

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

**Re: 1690 N. Elston – Planned Development Application**

Dear Chairman Tunney and Commissioner Cox:

Please be advised that I support the zoning map amendment application Litton Adventures, LLC (the “Applicant”) for property located at 1690 N. Elston.

The Applicant is proposing an Industrial Corridor Map Amendment to alter the current M3-3 zoning designation for high-impact manufacturing and industrial uses to that of a C3-3 District to accommodate retail, service, commercial and manufacturing uses. C3 districts are intended to serve as a buffer between M-zoned areas and other B, C and R-zoned areas, allowing the proposed building to be occupied as an office building. The site is located two blocks north of North Avenue, just east of the Kennedy Expressway. The proposed design will involve the renovation of an existing 2-story masonry building on Elston, with the addition of contemporary office space and parking in the remainder of the lot behind the existing building, for a total of 25,000+ square feet of new commercial office space.

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

Sincerely,

Alderman Brian Hopkins  
2<sup>nd</sup> Ward



2545 West Diversey Avenue

Suite 225

Chicago, IL 60647

(773) 929-5552 phone

(773) 929-6162 fax

December 8, 2021

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

Re: Proposed zoning change at 1690 N. Elston Avenue from M3-3 to C3-3

Dear Chair Córdova:

I am writing to express North Branch Works' support for the proposed zoning change at 1690 N. Elston Avenue from heavy manufacturing (M3-3) to Commercial, Manufacturing, and Employment district (C3-3) to allow for the construction of new office space and the existing building to be used entirely for offices.

NBW is a membership-based 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.

This property is located in our service area. We are confident this project will not adversely impact industrial businesses and the viability of the Elston Avenue Industrial Corridor. Also, the project is compatible with the density and zoning of the surrounding area.

In addition to the community benefits, we are especially encouraged by the projected economic benefits such as the creation of approximately seventy-five permanent jobs and around seventy-five construction jobs. The additional office space created by this zoning change will support our efforts to attract businesses that provide high-quality jobs.

We look forward to the approval of this zoning change and supporting the new businesses that move into this property as well as the existing ones at 1690 N. Elston Avenue.

Best regards,

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

Steve Simmons  
Director of Business and Economic Development

cc: Ald. Brian Hopkins, 2<sup>nd</sup> Ward