

**COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS
MONTHLY RULE 45 REPORT
FEBRUARY 2025**

February 18, 2025, at 10:00 AM., the Committee on Zoning, Landmarks and Building Standards held a meeting in the Chicago City Council Chambers.

Chairman Burnett called the meeting to order at 10:35 and initiated a Roll Call

The following committee members were present:

Burnett (27), Lawson (44), LaSpata (1), Hopkins (2), Dowell (3), Harris (8), Beale (9), Ramirez (12), Moore (17), Sigcho-Lopez (25), Fuentes (26), Cruz (30), Conway (34), Ramirez-Rosa (35), Villegas (36), Knudsen (43), Clay (46),

Non committee members present:

Quinn (13), Coleman (16), Tabares (23), Ervin (28), Cardona (31), Mitts (37), Nugent (39), Gardiner (45)

Rule 59:

Alders Hall (6), Mosley (21), requested to attend the meeting by remote means under the provisions of Rule 59 due to unrelated circumstances. Once quorum was established excluding the previously listed Alders, Chair Burnett, presented the request to present committee members, hearing no objection, the Alders were allowed to attend by remote means.

Rule 45:

Vice Chair Lawson made a motion to approve the January Rule 45 Report, there were no objections and the report was approved

A deferral request was submitted for the following items:

Zoning Reclassification Map No. 7-J at 3600-3650 W Wrightwood Ave and 2609-2611 N Lawndale Ave
Zoning Reclassification Map No. 5-J at 3335 W Belden Ave - App No. 22647T1
Zoning Reclassification Map No. 9-F at 3255-3257 N Halsted St - App No. 22641T1
Zoning Reclassification Map No. 4-E at 920-1006 S Michigan Ave and 1011-1015 S Wabash Ave - App No. 22635
Zoning Reclassification Map No. 3-G at 1333 N Kingsbury St - App No. 22634
Zoning Reclassification Map No. 7-H at 2235-2249 W Oakdale Ave - App No. 22633
Zoning Reclassification Map No. 2-G at 1054-1064 W Van Buren St - App No. 22636
Zoning Reclassification Map No. 7-F at 2501 N Clark St - App No. 22651T1

Alder Harris moved to accept the above-noted deferrals. There were no objections, and the deferrals were approved by the affirmative vote of all the members present for the roll call to determine quorum.

Chairman Burnett initiated the Public Comment portion of the meeting.

1. Tim Thomas, participated virtually and spoke regarding South Green Street
2. Dawn Stackowicz spoke in opposition to the Black Ensemble Theatre proposed setbacks
3. Mary Kay Wyshaun, spoke in opposition to the Black Ensemble Theatre's proposed amount of parking spaces
4. George Blackmore spoke about what he considers "pay to play" zoning
5. Joshua Bandoch spoke in favor of allowing ground floor commercial conversion to residential
6. Tawanda Stange, spoke in support of the "1901 Project"
7. Jessica Jackson spoke in opposition to low income housing in the South Shore Neighbourhood
8. Jerry Lewis spoke in support of the 1901 Project on Madison
9. James Anderson spoke in support of the 1901 Project on Madison

10. Eddie Winters spoke in support of the 1901 Project on Madison
11. Joseph Sweeney of Local 150, spoke in support of the 1901 Project on Madison
12. Emilliano Rocha-Gonzales spoke in support of File # A-8930
13. Tiwon Sims spoke about jobs in regards to the 1901 Project
14. Noah Ayoub spoke in support of the Black Ensemble Theatre as well as the 1901 Project
15. Owen Pittman spoke in support of the 1901 Project, and the level of Community Participation
16. Terry Young spoke in historic support of the United Center and the 1901 Project
17. Mike Macellaio, representing the Chicago & Cook County Building Trades spoke in support of the 1901 Project

Chairman Burnett, requested that all trade union members that were present to support the project stand (approx. 25 individual rose in support)

18. Kate Ealcin spoke in support of the 35th Street Rezonings
19. Vasana de' Almada was seeking clarity on the 35th Ward rezonings

Vice Chair Lawson initiated the consideration of Zoning Reclassification Map No. 2-H at 1901 W Madison St - App No. 22535

Attorney Katie Jahnke Dale presented the development plans

Alder Harris moved to incorporate the records and findings from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present

Alder Cruz moved to accept the substitute ordinance. There were no objections, and the substitute ordinance was accepted by the affirmative vote of all members present for the roll call to determine quorum.

Alder Beale noted that Chairman Burnett asked Vice Chair Lawson to chair this item out of an abundance of caution. Alder Beale spoke in support of the Community Engagement and questioned how parking will be managed

Alder LaSpata encouraged more members to attend Plan Commission as the presentation at CPC was fantastic

Chairman Burnett spoke in enthusiastic support of the project highlighting the community engagement

Vice Chair Lawson congratulated all parties involved on this item,

Alder Dowell moved to pass this ordinance as revised. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

Chairman Burnett, initiated the consideration of Zoning Reclassification Map No. 11-G at 4427-4459 N Clark St/1425-1427 W Sunnyside Ave/4440-4456 N Clark St/1437-1447 W Sunnyside Ave - App No. 22180

Attorney Liz Butler presented the development plans

Alder Harris moved to incorporate the records and findings from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present

Chairman Burnett spoke in favor of this project, highlighting the work of Jackie Taylor, and what she has done for the Community

Alder Dowell spoke in support of this project as well as its architect

Alder LaSpata questioned the alley restoration work, the parking and sustainability portion of the project

Alder Villegas spoke in support of the project and questioned the make up of affordable housing for the project

Alder Harris spoke in support of the project and Jackie Taylor

Alder Fuentes spoke in support of the project and Jackie Taylor

Alder Clay spoke in support of he project

Alder Moore moved to pass this ordinance as revised. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

Chairman Burnett, initiated the consideration of Document # O2025-0014865 the Amendment of Municipal Code Section 18-29-603.3.6 requiring tapping of water mains to performed only by Department of Water Management or contracted licensed plumbers

Alder Harris moved to accept a substitute ordinance. There were no objections, and the substitute was accepted by the affirmative vote of all members present

Alder Harris presented the ordinance

Alder LaSpata questioned whom is doing this work if not bonded plumbers

Alder LaSpata moved to pass this ordinance as substituted. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

Chairman Burnett initiated the consideration of O2024-0008277 Amendment of Municipal Code Sections 17-2-0303, 17-3-0400, 17-4-0400, and 17-13-1000 regarding the creation of an administrative adjustment to allow the conversion of ground floor commercial space into residential units

Vice Chair Lawson moved to accept a substitute ordinance. There were no objections, and the substitute was accepted by the affirmative vote of all members present

Vice Chair Lawson presented the ordinance

Alder Moore questioned Section 2 of the ordinance, specifically the 50% ground level Residential

Alder Ramirez questioned what would be included in an administrative adjustment

Alder Villegas moved to pass this ordinance as substituted. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

Chairman Burnett initiated the consideration of the historical Landmark designation of Kingdom Baptist Church located at 301 N Central in the 37th Ward

Daniel Klaiber of the Historic Preservation Division of the Department of Planning and Development presented this ordinance

Alder Mitts spoke in support

Alder Fuentes moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

Chairman Burnett initiated the consideration of Large signs over 100 Sq.Ft in Area/ 24 Feet Above Grade

Or2025-0014636	50	5724 N Lincoln Ave	Castle Car Wash
Or2025-0014881	47	2415 W Montrose Ave	237 Media LLC
TBD	47	4772 N Lincoln Ave	Ali Tas
TBD	39	4840 N Pulaski Rd	Pollo Compero
TBD	35	3501 W Irving Park Rd	Ivy Vet
TBD	35	3501 W Irving Park Rd	Ivy Vet
TBD	35	2545 W Diversey Ave	RXO Logistics
TBD	35	2545 W Diversey Ave	RXO Logistics
Or2025-0014699	32	2642 N Jones St	BrightPath Bucktown
Or2025-0014698	32	2642 N Jones St	BrightPath Bucktown
Or2025-0014493	27	1419 N Kingsbury St	WF Kingsbury Center, LLC
Or2025-0014878	27	155 N Carpenter St.	Live Nation
Or2025-0014879	27	920 N Wells St	920 N Wells St Owner LLC
Or2025-0014494	27	2355 W Washington Blvd	AG Bells II LLC (Taco Bell)
Or2025-0014625	11	320 W 35 th St	Fanatics Chicago White Sox
TBD	2	1520 N Halsted St	La-Z-boy Retail, Inc
Or2025-0014502	1	2455 W Fullerton	MJ Carpenter

Alder Knudsen moved to collectively pass the orders . There were no objections, and the orders were approved by the affirmative vote of all the members present

Chairman Burnett initiated the consideration of the remaining Map Amendments.

1. Zoning Reclassification Map No. 6-E at 2541-2611 S State St - App No. A8934

Vice Chair Lawson moved to accept the Direct Introduction of this item. There were no objections, and the ordinance was accepted by the affirmative vote of all members present

Alder Dowell presented on this matter

Alder LaSpata moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

2. Zoning Reclassification Map No. 14-N at 7023 W Archer Ave - App No. A8929

Alder LaSpata moved to accept the substitute ordinance. There were no objections, and the substitute ordinance was accepted by the affirmative vote of all members present

Alder Quinn presented on this matter

Alder Fuentes moved to pass this ordinance as substituted. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

3. Zoning Reclassification Map No. 8-H at 1612-2020 W 35th St, 1615-1965 W 35th St and 3500-3516 S Ashland Ave - App No. A8930

Nolan Zaroff of the Department of Planning and Development presented this ordinance

Alder Ramirez spoke in support of this ordinance and thanked DPD for their assistance in this matter

Alder Harris moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

**4. Chair Burnett indicated the request of the sponsoring Alder to Defer the following ordinances
Zoning Reclassification Map No. 7-I at 2443-2511 N Kedzie Blvd
Zoning Reclassification Map No. 7-I at 2411-2423 N Kedzie Blvd
Zoning Reclassification Map No. 7-I at 2425-2437 N Kedzie Blvd and 2476-2480 N Albany Ave**

Alder Knudsen moved to accept the above-noted deferrals. There were no objections, and the deferrals were approved by the affirmative vote of all the members present for the roll call to determine quorum.

5. Zoning Reclassification Map No. 3-H at 1642 W Le Moyne St - App No. 22652T1

Attorney Mark Kupiec presented the development plans

Alder LaSpata spoke in support of this item

Alder Dowell moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

6. Zoning Reclassification Map No. 12-H at 4910-4920 S Damen Ave - App No. 22624

Attorney Mark Kupiec presented the development plans

Alder Harris moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

Vice Chair Lawson initiated consideration of the following map amendments

7. Zoning Reclassification Map No. 16-I at 6738 S Western Ave - App No. 22557

Attorney Mark Kupiec presented the development plans

Alder Coleman spoke in support of this item

Alder Beale moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

8. Zoning Reclassification Map No. 3-G at 1465-1483 N Kingsbury St/835-919 W Blackhawk St/1450-1472 N Dayton St - App No. 22627

Alder Hopkins moved to incorporate the records and findings from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present

Attorney Katrina McGuire presented the development plans

Vice Chair Lawson confirmed the support of Chair Burnett for this item

Alder Fuentes moved to pass this ordinance as revised. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

9. Zoning Reclassification Map No. 1-G at 1325 W Fulton St - App No. 22531

Alder Harris moved to incorporate the records and findings from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present

Attorney Katie Jahnke Dale presented the development plans

Vice Chair Lawson confirmed the support of Chair Burnett for this item

Alder LaSpata moved to pass this ordinance as revised. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

10. Zoning Reclassification Map No. 1-G at 911-925 W Fulton Market, 200-212 N Peoria St., 900-924 W Lake St. and 201-233 N Sangamon St - App No. 22533

Alder Ramirez moved to incorporate the records and findings from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present

Attorney Katie Jahnke Dale presented the development plans

Vice Chair Lawson confirmed the support of Chair Burnett for this item

Alder Conway moved to pass this ordinance as revised. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

11. Zoning Reclassification Map No. 3-G at 1317 N Ashland Ave - App No. 22644T1

Alder Knudsen moved to Defer this item. There were no objections, and the ordinance was deferred by the affirmative vote of all the members present

12. Zoning Reclassification Map No. 5-F at 750 W North Ave - App No. 22645T1

Attorney Liz Butler presented the development plans

Alder Hopkins spoke in support of this item

Alder Hopkins moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

13. Zoning Reclassification Map No. 5-G at 1875 N Dayton St - App No. 22640

Attorney Braedon Lord presented the development plans

Alder Knudsen spoke in support of the matter

Alder Ramirez moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

14. Zoning Reclassification Map No. 1-G at 1243 W Ohio St - App No. 22643T1

Attorney Agnes Plecka presented the development plans

Alder LaSpata spoke in support of the matter

Alder Fuentes moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

15. Zoning Reclassification Map No. 18-G at 7850-7858 S Green St - App No. A8931

Alder Moore presented the ordinance

Alder Conway moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

16. Zoning Reclassification Map No. 24-B at 9541 S Commercial Ave - App No. 22654

Applicant Raul Ontiveros presented the development plans

Alder Ramirez moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

17. Zoning Reclassification Map No. 4-H at 1726 W Cullerton St - App No. 22637T1

Alder Conway moved to accept the substitute narrative and plans. There were no objections, and the substitute narrative and plans were accepted by the affirmative vote of all members present

Attorney Tom Moore presented the development plans

Alder Ramirez-Rosa moved to pass this ordinance with the substitute narrative and plans. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

18. Zoning Reclassification Map No. 5-G at 2225 N Dayton St - App No. 22638T1

Attorney Tom Moore presented the ordinance

Alder Knudsen spoke in support of this item

Alder Knudsen moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

19. Zoning Reclassification Map No. 85-B at 837 N Milwaukee Ave - App No. 22649T1

Attorney Fred Agustin presented the ordinance

Alder Fuentes moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

20. Zoning Reclassification Map No. 18-F at 7411-7447 S Halsted St - App No. 22606

Attorney Richard Toth presented the ordinance

Alder LaSpata moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

21. Zoning Reclassification Map No. 2-G at 1347-1349 W Taylor St - App No. 22655

Attorney Emmanuel Byarm presented the ordinance

Vice Chair Lawson confirmed the support of Alder Ervin

Alder Fuentes moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

22. Zoning Reclassification Map No. 7-L at 3149-3159 N Long Ave/5357-5359 W Belmont Ave - App No. 22646T1

Attorney Tom Pikarski presented the ordinance

Vice Chair Lawson confirmed the support of Alder Cruz

Alder Beale moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

23. Zoning Reclassification Map No. 17-H at 7109 N Western Ave - App No. 22630

Attorney Tom Pikarski presented the ordinance

Vice Chair Lawson confirmed the support of Alder Silverstien

Alder Ramirez-Rosa moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

24. Zoning Reclassification Map No. 15-J at 3841-3845 W Devon Ave - App No. 22650T1

Attorney Tom Pikarski presented the ordinance

Vice Chair Lawson confirmed the support of Alder Nugent

Alder LaSpata moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

25. Zoning Reclassification Map No. 7-R at 3131 N Cicero Ave - App No. 22639T1

Attorney Roberto Martinez presented the ordinance

Vice Chair Lawson confirmed the support of Alder Cardona

Alder Beale moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

26. Zoning Reclassification Map No. 4-G at 1614 S Carpenter St - App No. 22581T1

Alder Knudsen moved to Defer this item. There were no objections, and the ordinance was deferred by the affirmative vote of all the members present

27. Reclassification of specified area shown on Map Number 7-J and amendment of Municipal Code Section 17-3-0503-D establishing W Fullerton Ave, from N Kimball Ave to N Pulaski Rd as pedestrian streets

Alder Ramirez-Rosa presented the ordinance

Alder Moore moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

Chair Burnett initiated consideration of the remaining Map Amendments

28. Zoning Reclassification Map No. 9-G at 3242 N Clark St - App No. 22653

Attorney Daniel Rubinow presented the development plans

Vice Chair Lawson spoke in support of this item

Alder Moore moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

29. Zoning Reclassification Map No. 9-G at 3716-3718 N Southport Ave- App No. 22642

Attorney Richard Toth presented the development plans

Vice Chair Lawson spoke in support of this item

Alder Knudsen moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

30. Zoning Reclassification Map No. 16-H at 6301 S Western Ave - App No. 22547T1

Vice Chair Lawson moved to accept the substitute narrative and plans. There were no objections, and the substitute narrative and plans were accepted by the affirmative vote of all members present

Attorney Steve Friedland presented the development plans

Chair Burnett confirmed the support of Alder Coleman

Vice Chair Lawson moved to pass this ordinance with the substitute narrative and plans. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

31. Zoning Reclassification Map No. 19-G at 7225 N Greenview Ave - App No. 22648T1

Attorney Andrew Scott presented the development plans

Chair Burnett confirmed the support of Alder Hadden

Vice Chair Lawson moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present

32. Zoning Reclassification Map No. 9-G at 3911-3925 N Sheridan Rd and 943-957 W Dakin St - App No. 22626

Chair Burnett moved to incorporate the records and findings from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present

Attorney Aaron Dorsey presented the development plans

Chair Burnett confirmed the support of Alder Clay

Vice Chair Lawson moved to pass this ordinance as revised. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

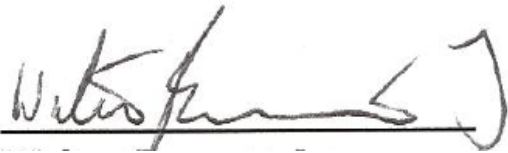
Chair Burnett recalled item Zoning Reclassification Map No. 2-G at 1347-1349 W Taylor St - App No. 22655 as there was a substitute that was not accepted on the record

Alder Knudsen moved to accept the substitute ordinance. There were no objections, and the substitute ordinance was accepted by the affirmative vote of all members present for the roll call to determine quorum.

Vice Chair Lawson moved to pass this ordinance as substituted. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

There being no further business to conduct, Vice Chair Lawson moved to adjourn the meeting. There were no objections, and the meeting was adjourned by the affirmative vote of all the members present for the roll call to determine quorum.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter Burnett, Jr.", written over a horizontal line. The signature is cursive and includes a large, stylized flourish at the end.

Walter Burnett, Jr
Chair, Committee on Zoning, Landmarks
and Building Standards