

**COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS
MONTHLY RULE 45 REPORT
JULY 2024**

July 16 , 2024, at 10:00 AM., the Committee on Zoning, Landmarks and Building Standards held a meeting in the Chicago City Council Chambers.

Vice Chair Lawson called the meeting to order at 10:26 and initiated a Roll Call

The following committee members were present:

Lawson (44), LaSpata (1), Hopkins (2), Dowell (3), Hall (6), Harris (8), Ramirez (12), Moore (17), Sigcho-Lopez (25), Conway (34), Ramirez-Rosa(35), Reilly (42) Knudsen (43), Clay (46)

Non committee members present:

O'Shea, Taliaferro, Vasquez

Rule 59:

Alders Mosley (21), Burnett (27), Cruz (30) 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, Vice Chair Lawson, presented the request to present committee members, hearing no objection, the Alders were allowed to attend by remote means.

A deferral request was submitted for the following items:

SO2024-0008918, Amendment of Municipal Code Titles 2 and 17 regarding conversion units and coach houses

Zoning Reclassification Map No. 9-K at 3955 N Kilpatrick Ave/3865 N Milwaukee Ave - App No. 22328

Zoning Reclassification Map No. 24-B at 10145-10207 S Torrence Ave - App No. 22395

Zoning Reclassification Map No. 24-B at 10209-10257 S Torrence Ave - App No. 22396T1

Zoning Reclassification Map No. 3-F at 2018-2020 N Halsted St - App No. 22448T1

Zoning Reclassification Map No. 15-L at 4801-4837 W Peterson Ave and 5950 N Caldwell Ave - App No. 22420T1

Zoning Reclassification Map No. 1-G at 1140 W Erie St - App No. 22476

Zoning Reclassification Map No. 14-E at 345-379 E 60th St, 6000-6050 S Dr. Martin Luther King Jr. Dr and 6001-6049 S Calumet Ave - App No. 22475

Alder LaSpata 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.

Vice Chair Lawson initiated the Public Comment portion of the meeting.

1. Danny Villalobos spoke in support of ADUs
2. Ailleen Gorospe spoke in opposition to File # 22439-T1
3. Jessica Jackson spoke about inequity
4. LaShawn Bryant spoke in favor of the Landmarking of Hyde Park Union Church

5. Andi Lawrence spoke in support of ADUs
6. Amie Zander spoke in favor of the 6 Corners Development
7. Steve Vance spoke in favor of ADUs and the 35th Ward Aldermanic Ordinances
8. George Blakemore spoke in opposition to the Meetings being called to order after their scheduled meeting time
9. Krista Elam spoke in favor of the 6 Corners Development
10. Butler Adams spoke in support of ADUs and the 35th Ward Aldermanic Ordinances

Vice Chair Lawson initiated the consideration of the Mayoral Appointment of Swathi Staley as a member of the Zoning Board of Appeals

Alder Dowell moved to accept the direct introduction of this appointment. There were no objections, and the appointment was accepted by the affirmative vote of all members present

Appointee Swathi Staley, introduced herself

Alder David Moore questioned the weight Aldermanic Input would have in making decisions

Alder Knudsen, spoke in enthusiastic support of this appointment

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

Vice Chair Lawson initiated the consideration of the Mayoral Appointment of Helen Shiller as a member of the Zoning Board of Appeals

Alder Knudsen moved to accept the direct introduction of this appointment. There were no objections, and the appointment was accepted by the affirmative vote of all members present

Appointee Helen Shiller, introduced herself

Alder David Moore, spoke in support of this appointment

Alder Dowell spoke in support of this appointment

Alder Sigcho Lopez spoke in support of this appointment

Vice Chair Lawson spoke in support of this appointment

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

Vice Chair Lawson initiated the consideration of O2024-0010154, Amendment of Municipal Code Chapter 17-7 by adding new Section 17-7-1500 establishing Milwaukee Avenue Special Character Overlay District on N Milwaukee Ave between N Western Ave and N Ridgeway Ave

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 for the roll call to determine quorum.

Louis Clayton, of the Department of Planning and Development, presented the ordinance

*Alder LaSpata, also presented the ordinance and spoke in support
Alder Ramirez-Rosa, spoke in support of this ordinance*

Alder Dowell asked the role the Dept will have in ongoing design review

Alder Dowell 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

Vice Chair Lawson initiated the consideration of O2023-0005724, Amendment of Municipal Code Title 17 by modifying various sections and adding new Section 17-9-0130 regarding indoor event venues

Alder Ramirez-Rosa 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 Taliaferro presented the ordinance

Alder Dowell requested that the Dept of Planning open the matter, and also questioned how this will effect PPA licensing

Alder LaSpata, asked the sponsor the opine on the issues that resulted in him introducing the ordinance

Alder Dowell requested, that the item be held till later in the meeting till members of the Department of BACP could attend the meeting and answer some questions, all parties agreed

Vice Chair Lawson initiated the consideration of O2024-0009806, The Historical Landmark Designation for Hyde Park Union Church at 5600 S Woodlawn Ave

Kandaline Hahn, of the Landmark Division of the Department of Planning and Development presented the ordinance

Vice Chair Lawson confirmed the support of Alder Desmon Yancy

Alder Clay 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 the consideration of Large signs over 100 Sq.Ft in Area/ 24 Feet Above Grade

<u>TBD</u>	<u>2</u>	<u>216 E Ontario St</u>	<u>ECD Streeterville Hotel De LLC</u>
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Alder Hall moved to collectively pass the orders . There were no objections, and the orders were approved by the affirmative vote of all the members present

Vice chairman Lawson initiated the consideration of the following Map Amendments.

- 1. Zoning Reclassification Map No. 28-G at 11350 S Halsted St - App No. A-8888**

Alder Mosley was not present and the item was held to later in the meeting

2. Zoning Reclassification Map No. 9-H at 3904 N Hamilton Ave - App No. A-8889

Lucy Nye staff assistant to the 47th ward 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

3. Zoning Reclassification Map No. 20-E at 8332-8358 S Dr. Martin Luther King Jr. Dr - App No. 22490

Attorney Steven Friedland presented the development plans

Alder Hall spoke in support of the item

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

4. Zoning Reclassification Map No. 17-H at 6501 N Western Ave - App No. A-8892

Ald Vasquez presented the development plans

Ald LaSpata spoke in support of the item

Vice Chair Lawson spoke about affordability piece of this ordinance

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

5. Zoning Reclassification Map Nos. 17-H and 17-I at 2400 W Balmoral Ave, 2409 W Catalpa Ave and 5412-5442 N Western Ave - App No. A-8895

Ald Vasquez presented the development plans

Ald LaSpata spoke in support of the item

Vice Chair Lawson spoke about affordability piece of this ordinance

Alder Sigcho-Lopez 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 the re-consideration of O2023-0005724, Amendment of Municipal Code Title 17 by modifying various sections and adding new Section 17-9-0130 regarding indoor event venues, as members of BACP arrived at the meeting

Ald Dowell questioned the proximity of PPA licenses to each other as it affects this ordinance

Vice Chair Lawson questioned traffic plans as they relate to this ordinance

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 for the roll call to determine quorum

6. Zoning Reclassification Map No. 28-G at 11350 S Halsted St - App No. A-8888

Ald Mosley presented the development plans

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

7. Zoning Reclassification Map No. 1-H at 2100-2110 W Warren Blvd - App No. 22488

Attorney Steven Friedland presented the development plans

Alder Conway invoked Rule 14 on this item out of an abundance of caution as a direct family member is involved with this non for profit

Vice Mayor Burnett spoke in support of this item

Alder Clay 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. 18-D at 7722 S Greenwood Ave - App No. 22482

Attorney Nick Ftikas presented the development plans

Vice Chair confirmed the support of Ald Harris

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

9. Zoning Reclassification Map No. 2-I at 510 S California Ave - App No. 22481

Attorney Nick Ftikas presented the development plans

Vice Mayor Burnett spoke in support of this item

Ald LaSpata questioned parking as it relates to 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

10. Zoning Reclassification Map No. 17-O at 6750-6760 N Northwest Hwy - App No. 22484T1

Attorney Nick Ftikas presented the development plans

Vice Chair confirmed the support of Ald Napolitano

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

11. Zoning Reclassification Map No. 4-I at 2835 W Cullerton St - App No. 22486T1

Guadalupe Castaneda presented the development plans

Vice Chair confirmed the support of Ald Sigcho-Lopez

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

12. Zoning Reclassification Map No. 4-H at 1721 W 18th Pl - App No. 22483T1

Attorney Tristian & Cervantes presented the development plans

Vice Chair confirmed the support of Ald Sigcho-Lopez

Ald LaSpata questioned a previous issue for zoning denial in 2023

Ald Dowell questioned the surrounding zoning for this item

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

13. Zoning Reclassification Map No. 2-I at 2622 W Adams St - App No. 22479T1

Attorney Sami Kashkeesh presented the development plans

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

14. Zoning Reclassification Map No. 5-H at 2338-2358 N Seeley Ave - App No. 22489T1

Alder Sigcho-Lopez 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 Daniel Egan presented the development plans

Vice Chair confirmed the support of Ald Waguespack

Alder Clay 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

15. Zoning Reclassification Map No. 13-G at 5305-5309 N Winthrop Ave - App No. 22485T1

Attorney Daniel Egan presented the development plans

Vice Chair confirmed the support of Ald Manaa-Hoppenworth

Ald LaSpata questioned if the zoning change was to have commercial ground floor

Alder Clay 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. 7-G at 2852-2856 N Southport Ave - App No. 22477

Attorney Thomas S. Moore presented the development plans

Vice Chair confirmed the support of Ald Waguespack

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

17. Zoning Reclassification Map No. 9-P at 8235-8237 W Irving Park Rd - App No. 22480T1

Attorney Francis Ostian presented the development plans

Vice Chair confirmed the support of Ald Sposato

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

18. Zoning Reclassification Map No. 7-F at 433 W Diversey Pkwy - App No. 22487

Attorney Sara K Barnes presented the development plans

Alder Sigcho-Lopez moved to amend the application to a Type 1 application. There were no objections, and the substitute narrative and plans were accepted by the affirmative vote of all members present

Vice Chair Lawson confirmed the support of Alder Knudsen

Alder Reilly moved to pass this ordinance as amended to a Type 1. 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

19. Zoning Reclassification Map No. 9-H at 3327-3335 N Lincoln Ave - App No. 22472T1

Alder Clay 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 Sara Barnes presented the development plans

Alder Ramirez 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

20. Zoning Reclassification Map No. 8-F at 3257-3259 S Emerald Ave - App No. 22123

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

21. Zoning Reclassification Map No. 6-H at 2315 W 24th Pl - App No. 22406T1

Alder Dowell 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 Ximena Castro presented the development plans

Vice Chair Lawson confirmed the support of Ald Sigcho-Lopez

Alder Conway 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

22. Zoning Reclassification Map No. 1-M at 30 N Menard Ave - App No. 22453

Aaron and Jacqueline Vanderbilt presented the development plans

Vice Chair confirmed the support of Ald Taliaferro

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

23. Zoning Reclassification Map No. 2-G at 112 S Sangamon St - App No. 22439T1

Alder Ramirez 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 Thomas R. Raines presented the development plans

Ald Conway spoke in support of the item

Alder Dowell 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

24. Zoning Reclassification Map No. 7-J at 3120 N Kedzie Ave - App No. 22306T1

Alder LaSpata 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

Pablo Espiritu presented the development plans

Alder Reilly 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

25. Zoning Reclassification Map No. 15-K at 5743 N Kingsdale Ave - App No. 22452

Andrzej M Kozlowski presented the development plans

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

There being no further business to conduct, Alder Dowell 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 "B. Lawson", with a long horizontal flourish extending to the right.

Bennett R. Lawson
Vice Chair, Committee on Zoning, Landmarks
and Building Standards