

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

June 11 , 2025, 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 10:27 and initiated a Roll Call

The following committee members were present:

Lawson (44), LaSpata (1), Hopkins (2), Dowell (3), Harris (8), Ramirez (12), Mosley (21), Sigcho-Lopez (25), Burnett (27), Cruz (30), Conway (34), Ramirez-Rosa(35), Reilly (42) Knudsen (43), Clay (46)

Non committee members present:

Lee (11), Napalitano (41)

Rule 59:

Alders Hall (6), Moore (17), Fuentes (26), Villegas (36) 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 item:

Zoning Reclassification Map No. 9-L at 3631-3657 N Central Ave and 5547-5557 W Waveland Ave - App No. 22425

Alder Cruz 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. Molly Fleck spoke in support of ADU's and the development of 2333 N Kingsbury
2. Sud Saraswat spoke in support of ADUs
3. Katherine Darastadt spoke in support of ADUs
4. Zoe Leigh spoke about their property and the Black Community
5. Janet Protas spoke in support of ADUs
6. George Blakemore spoke about Committee procedures
7. Cristina Gallo spoke in support of ADUs in B & C Districts
8. Theresa TJ Hughes spoke in regards to Quorum Calls and the Committee
9. Monica Chaddha, spoke about affordability and ADUs
10. Danny Villabos spoke in support of ADUs
11. Amy Masters spoke in support of the Substitute for the Vacant Building Ordinance
12. Edurdo Ortiz spoke in support of A-8874
13. Austin Kedrowski spoke in support of ADUs
14. Terrence McMillon spoke in favor of the 9th Ward Aldermanic Items
15. Nick Serra spoke in favor of ADUs
16. Aaron Feldman spoke in favor of ADUs

Vice Chair Lawson initiated the consideration of the re-referral of Document #O2024-0009659 Amending Municipal Code Chapter 2 regarding the Designation of Alloy Real Property at 2031-2033 N Kingsbury St as well as the Annexation Real Property located at 2032 Clybourn Ave as a low-affordability community to the committee on housing

Alder Mosley moved to re-refer 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 O2023-0005958, the Amendment of Municipal Code Chapters 14X-12 and 14A-3 regarding regulation and registration of vacant or abandoned commercial storefronts

Alder Fuentes 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 Napolitano presented the ordinance

Alder Hopkins spoke in support of this ordinance

Alder Moore questioned how this ordinance can help his ward

Alder Sigcho-Lopez spoke about the harm vacant buildings can cause a Community

Alder LaSpata spoke in support of Alder Napolitano trying to combat this issue

Alder Cruz spoke in support of this ordinance

Alder Dowell spoke in support of the creation of a registry and asked questions regarding the fee aspect of the ordinance

Alder Lee asked how zoning relates to the ordinance and commercial store fronts

Alder Cruz 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 Landmark Fee waivers

DOCUMENT NO. OR2024-009712 (4TH WARD) ORDER REFERRED (5-22-24)
Historical landmark fee waiver for property located at 3300 and 3302 S Giles Ave

DOCUMENT NO. OR2024-009642 (35th WARD) ORDER REFERRED (5-22-24)
Historical landmark fee waiver for property located at 2401-2403 N Kedzie Blvd

DOCUMENT NO. OR2024-009642 (35th WARD) ORDER REFERRED (5-22-24)
Historical landmark fee waiver for property located at 3116-3124 W Logan Blvd

Alder Harris 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 Chair Lawson initiated the consideration of Large signs over 100 Sq.Ft in Area/ 24 Feet Above Grade

Or2024-0009138	19	9920 S Western Ave	Community Blood Center, Inc.
Or2024-0009189	23	5764 S Archer Ave	Lauren Biegel
Or2024-0009653	27	1623 W Fulton St	MHUB
Or2024-0009654	27	1623 W Fulton St	MHUB
Or2024-0009652	27	1623 W Fulton St	MHUB
Or2024-0009655	27	1908 W Harrison St	Illinois Medical District
O2024-0009657	27	2100 W Harrison St	Illinois Medical District
Or2024-0009196	27	520 S California Ave	520 California BP
Or2024-0009195	27	520 S California Ave	520 California BP
Or2024-0009651	27	362 W Chicago	Public Storage
Or2024-0009650	27	362 W Chicago	Public Storage
Or2024-0009649	27	362 W Chicago	Public Storage
Or2024-0009194	27	101 W Division St	Mark Twain NHPF, LLC
Or2024-0009407	28	710 S Seeley Ave	Hampton Inn & Suites
Or2024-0009409	28	710 S Seeley Ave	Hampton Inn & Suites
Or2024-0009452	32	2501 N Damen Ave	Vienna Beef
Or2024-0009453	32	2501 N Damen Ave	Vienna Beef
Or2024-0009455	32	1645 W Fullerton Ave	Saj Rizvi- Kiddie Academy
Or2024-0009620	41	8101 W Higgins Rd	Foxpoint Interactive, LLC
Or2024-0009645	42	500 N LaSalle Dr	Hawksmoor
Or2024-0009648	42	30 E Hubbard St	Courtyard Management LLC
Or2024-0009204	42	1 W Superior St	Salon Lofts Group LLC
Or2024-0009644	42	1 W Superior St	Salon Lofts Group LLC
Or2024-0009647	42	10 E Grand Ave	Magna Hospitality Group
Or2024-0009643	42	10 E Grand Ave	Magna Hospitality Group
Or2024-0009646	42	113 E Oak St	BAPE
TBD	45	5160 N Northwest Hwy	Public Storage
TBD	45	5160 N Northwest Hwy	Public Storage
TBD	46	3939-41 N Ashland Ave	Duke Animal Hospital
Or2024-0009660	47	3620 N Lincoln Ave	CJL Real Estate LLC
Or2024-0009206	50	2545 W Devon Ave	Kaajal Shewakaramani

Alder Mosley 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 Chair Lawson initiated the consideration of the following Map Amendments.

1. Zoning Reclassification Map No. 28-E at 11707-11709 S Michigan Ave - App No. A-8875

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

2. Zoning Reclassification Map No. 30-E at 25-27 E 119th St - A-8876

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

3. Zoning Reclassification Map No. 28-E at 305 E Kensington Ave - App No. A-8877

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

4. Zoning Reclassification Map No. 28-E at 339-341 E Kensington Ave - App No. A-8878

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

5. Zoning Reclassification Map No. 28-E at 355-357 E Kensington Ave - App No. A-8879

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

6. Zoning Reclassification Map No. 28-E at 371-373 E Kensington Ave - App No. A-8880

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

7. Zoning Reclassification Map No. 28-E at 372 E Kensington Ave - App No. A-8881

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

8. Zoning Reclassification Map No. 28-E at 11801-11805 and 11808-11810 S Michigan Ave - App No. A-8882

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

9. Zoning Reclassification Map No. 28-E at 11819 S Michigan Ave - App No. A-8883

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

10. Zoning Reclassification Map No. 28-E at 11853 S Michigan Ave - App No. A-8884

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

11. Zoning Reclassification Map No. 28-E at 11938 S Michigan Ave - App No. A-8885

Erika Selke, of the Department of Planning and Development presented on this initiative

Tracey Murray, staff assistant to the 9th Ward spoke in favor of this initiative

Alder LaSpata, spoke in favor of this initiative as it relates to affordable housing and the upcoming redline extension

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

12. Zoning Reclassification Map No. 10-F at 515-541 W 40th Pl, 518-542 W 41st St and 4039-4041 S Wallace St - App No. A-8886

Alder Lee presented this map amendment

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. 12-K at 5353 S Archer Ave - A-8872

Alder Tabares presented this map amendment

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 with the exception of Alder LaSpata whom asked to be recorded as voting no

14. Zoning Reclassification Map No. 3-I at 2533-2537 W Division St - App No. A-8874

Alexis DeLeon, staff assistant to 26th Ward presented this map amendment

Former Alder Billy Ocasio spoke on this item

Alder Fuentes spoke presented on this matter

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

15. Zoning Reclassification Map No. 3-I at 2626 W Division St - App No. A-8887

Alexis DeLeon, staff assistant to 26th Ward presented this map amendment

Alder Fuentes also presented this matter

Alder LaSpata asked about the usage of the “dash 5” designation

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

16. Zoning Reclassification Map No. 7-I at 2418-2426 N Milwaukee Ave - App No. 22389T1

Alder Dowell 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 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 LaSpata spoke in support of this item

Alder Dowell questioned whom the affordable housing will apply to as it sounded as if the 1st Ward was taking another step

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

17. Zoning Reclassification Map No. 7-H at 2626 and 2746 N Clybourn Ave - App No. 21047

Alder Dowell 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 Brendan Penny presented the development plans

Alder LaSpata spoke in enthusiastic support of the pocket park aspect of this amendment

Vice Chair Lawson confirmed the support of Alder Waguespack

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

Vice Chair Lawson initiated the subject matter hearing portion of the meeting regarding modifications to the ADU ordinance

There being no further business to conduct, Alder 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.

June 25, 2025, 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 10:16 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), Mosley (21), Fuentes (26) Burnett (27), Cruz (30), Conway (34), Ramirez-Rosa(35), Villegas (36), Reilly (42) Knudsen (43)

Non committee members present:

Mitts (37), Manaa-Hopenworth (48)

Rule 59:

Alders Harris (8), Moore (17), Sigcho-Lopez (25), Clay (46) 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:

Zoning Reclassification Map No. 9-K at 3955 N Kilpatrick Ave/3865 N Milwaukee Ave - App No. 22328
Zoning Reclassification Map No. 3-F at 2018-2020 N Halsted St - App No. 22448T1
Zoning Reclassification Map No. 2-G at 112 S Sangamon St - App No. 22439T1
Zoning Reclassification Map No. 5-G at 1840-1866 N Marcey St - App No. 22225
Zoning Reclassification Map No. 3-F at 700 W Chicago Ave - App No. 22229
Zoning Reclassification Map No. 15-N at 5842-5844 N Navarre Ave - App No. 22454
Zoning Reclassification Map No. 1-K at 645-647 N Cicero Ave - App No. 22465
Zoning Reclassification Map No. 28-G at 11400-11458 S Halsted St and 800-912 W 115th St - App No. 22442
Zoning Reclassification Map No. 1-G at 1200-1232 W Fulton St and 310-328 N Racine Ave - App No. 22440
Zoning Reclassification Map No. 1-G at 357-359 N Green St - App No. 22443
Zoning Reclassification Map No. 8-F at 3257-3259 S Emerald Ave - App No. 22123
Zoning Reclassification Map No. 5-G at 1776 and 1800 N Clybourn Ave, 1903 N Marcey St, 1017 W Willow St and 1750 N Sheffield Ave - App No. 22441

Alder Dowell 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. Pete Cyznicki spoke in support of the 6 corners development
2. David Canario spoke in opposition to File 22474-T1
3. Steve Vance spoke in support of ZBA Membership reform
4. John Selep spoke in opposition to File 22474-T1
5. Danny Villalobos spoke in support of several items on the agenda that expand the City's Tax base with affordable housing
6. Zoe Leigh spoke about their property
7. James Anderson spoke in support of development in the City
8. Tiwon Sims spoke regarding Police Footage FOIAs
9. Patrick Grossi spoke in opposition of 22474-T1
10. George Blakemore spoke in regards to what he considers pay to play zoning
11. Lisa Sorenson spoke in opposition to to 22474-T1
12. Sud Sarasoat spoke in support of several items on the agenda that expand the City's Tax base with affordable housing

Vice Chair Lawson initiated the consideration of the re-referral of DOCUMENT NO. O2024-0010037, the Approval of plat of Central Eight Re-subdivision to the Committee on Transportation and Public Way

Alder Cruz moved to re-refer 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

Or2024-0009769	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0009780	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0009811	32	1601 N Milwaukee Ave	Barnes & Nobel Book Sellers Inc
Or2024-0009812	32	1601 N Milwaukee Ave	Barnes & Nobel Book Sellers Inc
Or2024-0010135	41	7159 W Higgins Rd	BP
Or2024-0010147	42	550 N State St	Jewel Osco
Or2024-0010146	42	550 N State St	Jewel Osco
Or2024-0010149	42	550 N State St	Jewel Osco
Or2024-0010141	42	70 E Walton St	Paul Rehder Salon

Alder Reilly 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 Chair Lawson initiated the consideration of the following Map Amendments.

1. Zoning Reclassification Map No. 5-F at 1854 N Howe St- App No. 22471T1

Attorney Sara Barnes presented the development plans

Alder Knudsen 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

2. Zoning Reclassification Map No. 7-G at 1313 W Wrightwood Ave - App No. 22455

Attorney Sara Barnes presented the development plans

Vice Chair Lawson confirmed the support of Alder Waguespack

Alder Reilly stated because Alder Waguespack supports the item he will support it

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

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

Attorney Sara Barnes requested a deferral on this item

Alder Conway moved to Defer this item to a date certain of the next COZ hearing. There were no objections, and the ordinance was deferred by the affirmative vote of all the members present

4. Zoning Reclassification Map No. 17-G at 1415 W Morse Ave- App No. 22451T1

Attorney Rolando Acosta presented the development plans

Vice Chair Lawson confirmed the support of Alder Hadden

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

5. Zoning Reclassification Map No. 19-H at 7325-7331 N Honore St - App No. 22463T1

Attorney Rolando Acosta presented the development plans

Vice Chair Lawson confirmed the support of Alder Hadden

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

6. Zoning Reclassification Map No. 3-F at 1528 N LaSalle Dr. - App No. 22444T1

Attorney Rolando Acosta presented the development plans

Brian Pelrine, staff assistant to the 2nd Ward 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

Alderwoman Dowell asked a question regarding previous item # 4. Zoning Reclassification Map No. 17-G at 1415 W Morse Ave- App No. 22451T1, and subsequent ARO requirements

7. Zoning Reclassification Map No. 8-H at 3842 S Hermitage Ave - App No. 22458

Attorney Rolando Acosta presented the development plans

Vice Chair Lawson confirmed the support of Alder Ramirez

Alder LaSpata questioned where the legalized units are located

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

8. Zoning Reclassification Map No. 13-G at 5221-5259 N Broadway - App No. 22456

Attorney Tyler Manic presented the development plans

Alder Manaa-Hopenworth 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

9. Zoning Reclassification Map No. 11-I at 2600 W Montrose Ave - App No. 22450T1

Attorney Tyler Manic presented the development plans

Vice Chair Lawson confirmed the support of Alder Martin

Alder LaSpata questioned if any units will be affordable

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. 5-H at 2200 N Ashland Ave - App No. 22449

Attorney Tyler Manic presented the development plans

Vice Chair Lawson confirmed the support of Alder Waguespack

Alder Reilly stated because Alder Waguespack supports the item he will support it

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

11. Zoning Reclassification Map No. 15-G at 5920 N Ridge Ave - App No. 22468T1

Attorney Nick Ftikas presented the development plans

Alder Manaa-Hopenworth spoke in support of this item

Alder Burnett 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. 13-G at 1464 W Farragut Ave - App No. 22469

Attorney Nick Ftikas presented the development plans

Alder Manaa-Hopenworth spoke in support of this item

Alder Hall 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. 9-G at 3627-3633 N Sheffield Ave- App No. 22474T1

Alder Mosley 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 Nick Ftikas presented the development plans

Ald Reilly is asking about the process of community meetings because there were letters of opposition

Vice Chair supports this item

Ald LaSpata asked who the architect is for this item

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

14. Zoning Reclassification Map No. 1-H at 1923 W Race Ave - App No. 22466T1

Attorney Nick Ftikas presented the development plans

Raymond Valades staff of Alder Villegas spoke in support

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

15. Zoning Reclassification Map No. 7-H at 2426-2428 N Clybourn Ave - App No. 22464T1

Alder Fuentes 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 Nick Ftikas presented the development plans

Alder Reilly stated because Alder Waguespack supports the item he will support it

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

16. Zoning Reclassification Map No. 7-G at 3036 N Lincoln Ave - App No. 22473T1

Attorney Nick Ftikas presented the development plans

Alder Dowell 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 Reilly spoke in support of this item

Alder Reilly 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

17. Zoning Reclassification Map No. 2-G at 1073 W Polk St - App No. 22410T1

Alder Mosley 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 Nick Ftikas presented the development plans

Alder Conway spoke in support

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

18. Zoning Reclassification Map No. 2-G at 1065 W Polk St - App No. 22409T1

Alder Mosley 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 Nick Ftikas presented the development plans

Alder Conway spoke in support

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

19. Zoning Reclassification Map No. 5-H at 1934-1936 W North Ave - App No. 22416T1

Alder Mosley 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 Nick Ftikas presented the development plans

Alder Reilly stated because Alder Waguespack supports the item he will support it

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

20. Zoning Reclassification Map No. 5-M at 6019 W Fullerton Ave - App No. 22467

Attorney Frederick Agustin presented the development plans

Raymond Valades staff of Alder Villegas spoke in support

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

21. Zoning Reclassification Map No. 11-M at 4041-4043 N Melvina Ave - App No. 22470

Attorney Frederick Agustin presented the development plans

Vice Chair Lawson confirms letter of support from Alder Sposato

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

22. Zoning Reclassification Map No. 13-H at 2120 W Lawrence Ave - App No. 22460

Attorney Sylvia C. Michas presented the development plans

Vice Chair Lawson confirms letter of support from Alder Martin

Alder LaSpata asked were the loading zone will be placed

Alder Dowell asked what business are next this address

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

23. Zoning Reclassification Map No. 11-L at 4041 N Milwaukee Ave- App No. 22462

Witness Marc Sussman presented the development plans

Vice Chair Lawson confirms letter of support from Alder Gardiner

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

24. Zoning Reclassification Map No. 6-G at 2819 S Throop St - App No. 22050

Attorney Mark Kupiec presented the development plans

Alder Dowell 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 LaSpata 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 Lee

Alder Dowell moved to pass this ordinance as substituted and amended 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

25. Zoning Reclassification Map No. 13-H at 5308-5310 N Damen Ave - App No. 22457

Attorney Robert Matanky presented the development plans

Vice Chair Lawson confirms letter of support from Alder Vasquez

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

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

The item was called and subsequently held, as there was no attorney/ applicant to present the matter

27. Zoning Reclassification Map No. 3-J at 1334 N Ridgeway Ave - App No. 22445T1

Attorney Agnes Plecka presented the development plans

Raymond Valades staff of Alder Villegas spoke in support

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

28. Zoning Reclassification Map No. 3-I at 2616 W Haddon Ave - App No. 22446T1

Attorney Agnes Plecka presented the development plans

Raymond Valades staff of Alder Villegas spoke in support

Alder Mosley 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. 28-G at 11416 S Throop St - App No. 22447T1

Attorney Agnes Plecka presented the development plans

Alder Mosley spoke in support of the 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

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

The item was called and subsequently held, as there was no attorney/ applicant to present the matter

31. Zoning Reclassification Map No. 6-E at 2328 S Michigan Ave - App No. 22414

Attorney Mariah DiGrino presented the development plans

Alder Fuentes 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 Dowell spoke in support of the item

Alder LaSpata spoke in support of the 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

32. Zoning Reclassification Map No. 1-G at 345 N Aberdeen St - App No. 22360

Attorney Mariah DiGrino presented the development plans

Alder Mosley 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

Vice Mayor Burnett asked about the allocation of neighborhood opportunity funds and how many affordable units will on site. Also, he asked how many constructions jobs.

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

33. Zoning Reclassification Map No. 5-G at 2031-2033 N Kingsbury St - App No. 21128

Attorney Mariah DiGrino presented the development plans

Alder Mosley 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

Vice Mayor Burnett asked if they would they use manufacturing funds for this item also he asked about neighborhood opportunities funds

Brian Pelrine staff assistant to Alder Hopkins spoke in favor of the item

Vice Mayor Burnett 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

34. Zoning Reclassification Map No. 30-G at 1001-1235 W 119th St and 1000-1234 W 120th St - App No. 22399

Attorney Mariah DiGrino presented the development plans

Alder LaSpata 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 Mosley spoke in favor of this item, it will revitalize this industrial area

Vice Chair Lawson asked who did the remediation

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

35. Zoning Reclassification Map No. 6-J at 2759 S Lawndale Ave - App No. 22461T1

Witness Robert Castaneda presented the development plans

Vice Chair Lawson asked what their name means

Alder Ramirez spoke in favor of this item and how it will help the community

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

36. Zoning Reclassification Map No. 18-G at 1434 W 76th St - App No. 22459T1

Attorney Sabrina Hellarr presented the development plans

Alder Moore spoke in favor of 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

37. Zoning Reclassification Map No. 91-B at 335-375 N Pulaski Rd - App No. 22283

Attorney Bridget O'Keefe presented the development plans

Vice Mayor 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

Alder Mitts spoke in favor of this item, it will help the community be revitalized.

Vice Chair Lawson asked how many jobs will this project provide

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

38. Zoning Reclassification Map No. 9-L at 3631-3657 N Central Ave and 5547-5557 W Waveland Ave - App No. 22425

Attorney Sonia Antolec presented the development plans

Alder Dowell 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

Vice Chair Lawson confirms a letter of support from Alder Cruz

Alder Villegas 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

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

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

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

Alder Fuentes moved to Defer this item. There were no objections, and the ordinance was deferred 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,



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