

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

On March 14, 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 10:19 AM and read the Council Chambers Code of Conduct rules. Vice Chair Lawson initiated roll call

The following committee members were present:

Lawson (44), LaSpata (1), Hopkins (2), Dowell (3), Hall (6), Harris (8), Ramirez (12), Moore (17), Mosley (21), Sigcho-Lopez (25), Fuentes (26), Burnett (27), Cruz (30), Conway (34), Ramirez-Rosa (35), Villegas (36), Knudsen (43), Clay (48)

Non committee members present:

Robinson (4), Quinn (13), Ervin (28)

Alders Ramirez-Rosa, Harris, Moore, and Knudsen requested to attend the meeting by remote means under the provisions of Rule 59 due to an emergency. Once quorum was established excluding the previously listed Alders, Vice Chair Lawson presented the request to present committee members, hearing no objection, the Alders, Ramirez-Rosa, Harris, Moore, and Knudsen were allowed to attend by remote means.

Vice Chair Lawson began the meeting by requesting the approval of the Rule 45 Report containing the minutes of the February 2024 Meeting of the Committee on Zoning, Landmarks & Building Standards.

Alder Cruz, moved to approve the Rule 45 Report. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.

A deferral request was submitted for the following items:

File No. 22364, for the address commonly known as 7936 N Calumet Ave

File No. 22354, for the address commonly known AS 3356 W 63rd St

File No. 22359, for the area Bounded By W Chicago, N Monticello, and N Central Park Ave

File No. 22360, for the address commonly known AS 345 N Aberdeen Ave

Alder Villegas 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. George Blakemore spoke regarding the Code of Conduct Rules instituted by the Sgt. at Arms
2. John P. Sugrue, an attorney representing the business owner of a property in the 13th Ward spoke in opposition to File # 8856
3. Tiwon Sims spoke regarding the Imperial Hotel located at 45 W 103rd St and asking for the property to be closed down
4. Kurt Gippert spoke in opposition to the proposed project at 3301-05 W Division St
5. Yesenia Ramos spoke in opposition to the project at 3301-05 W Division St
6. Elida Cruz spoke in opposition to the project at 3301-05 W Division St

Vice Chair Lawson initiated the consideration of Document No. O2024-0007733, The Amendment of Municipal Code Section 17-6-0403-F by requiring special use approval for sports and recreation permits in specific use categories in PMD 4-A located in the 27th Ward

Vice Mayor Burnett presented on this matter

Alder Dowell moved to pass this ordinance as amended. 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 Document No. O2023-000628, the Amendment of Municipal Section 17-4-0404 regarding MLA Reduction for Downtown Floor Area Bonus

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 for the roll call to determine quorum

Vice Chair Lawson initiated the consideration of Document No. O2023-0007798, Historical landmark designation for Phebe and John Gray House at 4362 W Grace St

Eiliash Tully, of the history preservation division of the Dept of Planning and Development presented on this matter

Alder LaSpata moved to pass this ordinance as amended. 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 Large signs over 100 Sq.Ft in Area/ 24 Feet Above Grade

TBD	2	1163 N State St	Sola Salons
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Or2024-0007079	28	564 W Taylor St	Raising Cane's Restaurants LLC
Or2024-0007690	29	5713 W Chicago Ave	Forty Acres Fresh Market
Or2024-0007694	29	5713 W Chicago Ave	Forty Acres Fresh Market
Or2024-0007572	32	1916 N Elston Ave	Public Storage
Or2024-0007727	32	2409 N Elston Pkwy	Vienna Beef, Ltd.
Or2024-0007784	32	2409 N Elston Pkwy	Vienna Beef, Ltd.
Or2024-0007785	32	2409 N Elston Pkwy	Vienna Beef, Ltd.
Or2024-0007663	33	3737 W Lawrence Ave	Tapestry 360 Health

Alder Cruz moved to collectively pass the orders . There were no objections, and the orders were approved by the affirmative vote of all the members present for the roll call to determine quorum

Vice Chair Lawson initiated the consideration of Map Amendments.

1. Zoning Reclassification Map No. 14-M at 6244-6250 W 63rd St - A-8856

Alder Quinn presented on this matter

Alder LaSpata asked if the City is opening itself to legal liability if the ordinances passes

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 for the roll call to determine quorum

2. Zoning Reclassification Map No.11-H at 4531 N Western Ave - App No. 22368T1

Attorney Sara Barnes presented the development plans

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 for the roll call to determine quorum.

Vice Chair Lawson confirmed the support of Alder Martin

*Vice Chair Lawson asked attorney Sara Barnes to speak more on the Chicago Housing Trust process
Alder LaSpata 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 for the roll call to determine quorum*

3. Zoning Reclassification Map No. 3-G at 1441 W Cortez St - App No. 22367T1

Attorney Rolando Acosta 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 for the roll call to determine quorum

4. Zoning Reclassification Map No. 2-K at 4225-4229 W Madison St - App No. 22365T1

Attorney Ximena Castro presented the development plans

Alder Reilly 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 for the roll call to determine quorum.

Alder LaSpata questioned the proximity to residential property

Vice Chair Lawson confirmed the support of Alder Ervin

Alder Hopkins 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

5. Zoning Reclassification Map No. 15-K at 4032-4038 W Peterson Ave - App No. 22366

Attorney Nick Ftikas presented the development plans

Vice Chair Lawson confirmed the support of Alder Nugent

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 for the roll call to determine quorum

6. Zoning Reclassification Map No. 6-F at 501-503 W 26th St - App No. 22357

Attorney Tom Moore presented the development plans

Vice Chair Lawson confirmed the support of Alder Lee

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 for the roll call to determine quorum

7. Zoning Reclassification Map No. 11-G at 1406-1408 W Cuyler Ave - App No. 22361T1

Attorney Tom Moore presented the development plans

Vice Chair Lawson confirmed the support of Alder Martin

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 for the roll call to determine quorum

8. Zoning Reclassification Map No.6-G at 3004-3008 S Archer Ave - App No. 22358T1

Attorney Tyler Manic presented the development plans

Vice Chair Lawson confirmed the support of Alder Lee

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 for the roll call to determine quorum

9. Zoning Reclassification Map No. 6-I at 2844 W 26th St - App No. 22369T1

Attorney Tyler Manic presented the development plans

Alder Reilly 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 for the roll call to determine quorum.

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

Vice Chair Lawson confirmed the support of Alder Scott

Alder Conway moved to pass this ordinance with the substitute narrative and plans and substitute ordinance. 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. 6-H at 2301 S Oakley Ave - App No. 22363T1

Attorney Tyler Manic presented the development plans

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 LaSpata asked about the window sizing

Vice Chair Lawson confirmed the support of Alder Sigcho-Lopez

Alder Conway 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

11. Zoning Reclassification Map No. 24-F at 746-748 W 103rd St - App No. 22356

Attorney Agnes Plecka presented the development plans

Vice Chair Lawson confirmed the support of Alder Mosley

ALDER Mosley spoke in support of this matter

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 for the roll call to determine quorum

12. Zoning Reclassification Map No. 4-H at 1759 W 19th St - App No. 22353

Applicant Francis Almeda presented the development plans

Vice Chair Lawson confirmed the support of Alder Sigcho-Lopez

Alder LaSpata spoke about the fantastic location

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 for the roll call to determine quorum

13. Zoning Reclassification Map No. 13-I at 5039 N Troy Street - App No. 22362T1

Attorney Emmanuel Byarn presented the development plans

Vice Chair Lawson confirmed the support of Alder Rodriguez-Sanchez

Alder LaSpata pointed out that this item is outside the ADU Pilot Program

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 for the roll call to determine quorum

14. Zoning Reclassification Map No. 6-I at 2415-2425 W 24th PI - App No. 22351T1

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 for the roll call to determine quorum.

Attorney Aaron Dorsey presented the development plans

Vice Chair Lawson confirmed the support of Alder Sigcho-Lopez

Alder Dowell questioned what an Industrial Private Event Venue is

Alder LaSpata 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 for the roll call to determine quorum

15. Zoning Reclassification Map No. 7-J at 3652-3658 W Wrightwood Ave - App No. 22303T1

Attorney Liz Butler presented the development plans

Alder Ramirez-Rosa spoke in support of this matter

Alder Cruz moved to pass this ordinance. 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

16. Zoning Reclassification Map No. 7-F at 2519 N Halsted St - App No. 22336

Attorney Daniel Rubinow presented the development plans

Vice Chair Lawson confirmed the support of Alder Knudsen

Alder Knudsen spoke in support of the 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 for the roll call to determine quorum

Alder Ervin requested to attend the meeting by remote means under the provisions of Rule 59 due to an emergency. Once quorum was established excluding the previously listed Alder, Vice Chair Lawson presented the request to present committee members, hearing no objection, the Alder Ervin was allowed to attend remotely

17. Zoning Reclassification Map No. 2-I at 2701-2703 W Polk St - App No. A-8867

Alder Ervin Presented on this matter

Alder Cruz moved to pass this ordinance. 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

18. Zoning Reclassification Map No. 2-I at 2701-2711 W Lexington St and 2712-2714 W Polk St - App No. A-8868

Alder Ervin Presented on this 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 for the roll call to determine quorum

19. Zoning Reclassification Map No. 13-H at 1700-1706 W Foster Ave - A8866

Alder Vasquez Presented on this matter

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 for the roll call to determine quorum

20. Zoning Reclassification Map No. 10-E at 4500 S Michigan Ave - App No. 22355

Vice Mayor moved to Defer this item. There were no objections, and the ordinance was deferred by the affirmative vote of all the members present for the roll call to determine quorum

There being no further business to conduct, Alder Hopkins 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