

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

July 15, 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 10:10 AM and initiated a Roll Call

The following committee members were present:

Burnett (27), Lawson (44), LaSpata (1), Hopkins (2), Dowell (3), Hall (6) Harris (8), Ramirez (12), Moore (17), Sigcho-Lopez (25), Fuentes (26), Cruz (30), Conway (34), Quezada (35), Villegas (36), Reilly (42), Knudsen (43), Clay (46)

Non committee members present:

Mitchell (7), Lee (11), Quinn (13), Gutierrez (14), O'Shea (19), Cardona (31), Waguespack (32), Sposato (38), Manaa-Hoppenworth (48), Silverstein (50)

Rule 59:

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

Chairman Burnett initiated the Public Comment portion of the meeting, each speaker was allotted 2 minutes.

The following speakers addressed the Committee: Yori Huff, Brianna Schmidt Zdavkovic, Brian Duff, Joshua Bandoch, Elijah Haywood, Dylan Sharkey, George Blakemore, Danielle Carter, Zoe Leigh, Chloe Groome, Noah Ayoub, Joshua, Francis Locascio, Allen Ellis, Caroline Pavlevic, Ben Nagy, Michael K Harris Jr., Lylena Estabine, Malika Kodial, Kadya Robinson, Paul Joice, Kyle Lucas, Lucretia Banysloa, Tasnim Tanveer

Chairman Burnett initiated deferral requests:

DOCUMENT NO. O2025-0018209

DOCUMENT NO. O2024-0010959

Zoning Reclassification Map No. 1-H at 1719-1725 W Chicago Ave - App No. 22785

Zoning Reclassification Map No. 4-H at 1616 W 17th St - App No. 22780T1

Chairman Burnett initiated the following deferral requests in the 22nd Ward, Brian Hacker of the Department of Planning and Development spoke. Chair Burnett moved the items be deferred to a date certain of September 16, 2025:

Zoning Reclassification Map No. 6-J at 3300-3324 W 31st St

Zoning Reclassification Map No. 6-J at 3214-3252 W 31st St

Zoning Reclassification Map No. 6-J at 3010-3030 S Kedzie Ave

Zoning Reclassification Map No. 6-J at 3000-3016 S Spaulding Ave

Zoning Reclassification Map No. 6-J at 3018 S Spaulding Ave and 3037 S Christiana Ave

Zoning Reclassification Map No. 6-J at 3225-3251 W 30th St

Chairman Burnett initiated the following deferral requests, in the 46th, 47th, 48th Wards, Katharine Hurd of the Department of Planning and Development spoke. Vice Chair Lawson moved the items be deferred to a date certain of October 14, 2025, there were no objections and the items were Deferred to a date certain of October 14, 2025.

Zoning Reclassification Map No. 11-G at 1020 W Sunnyside Ave

Zoning Reclassification Map No. 11-G at 4401-4763 N Broadway, 4500-4744 N Broadway, 4746-4748 N Racine Ave and 1123 W Lawrence Ave

Zoning Reclassification Map No. 11-G at 4656-4664 N Winthrop Ave, 4659 N Winthrop Ave and 4701 N Winthrop Ave

Zoning Reclassification Map No. 11-G at 918-946 W Montrose Ave, 4420-4430 N Sheridan Rd, 4401-4413 N Sheridan Rd, 4344-4360 N Broadway and 4361-4363 W Montrose Ave

Zoning Reclassification Map No. 13-G at 4819-4881 N Broadway, 4807-4809 N Broadway, 4818-4878 N Broadway and 1136-1140 W Lawrence Ave
 Zoning Reclassification Map No. 11-G at 1011-1041 W Wilson Ave, 1016-1026 W Wilson Ave, 4600-4608 N Sheridan Rd and 4617 N Kenmore Ave
 Zoning Reclassification Map Nos. 11-G and 13-G at 1021-1113 W Lawrence Ave
 Zoning Reclassification Map No. 13-G at 5000-5126 N Broadway
 Zoning Reclassification Map No. 13-G at 5130-5156 N Broadway
 Zoning Reclassification Map No. 13-G at 5100-5120 N Broadway
 Zoning Reclassification Map No. 13-G at 5067-5069 N Broadway
 Zoning Reclassification Map No. 13-G at 4901-5043 and 4900-4928 N Broadway
 Zoning Reclassification Map No. 15-G at 5406 N Broadway
 Zoning Reclassification Map Nos. 13-G and 15-G at 5200-6350 and 5101-6351 N Broadway
 Zoning Reclassification Map No. 13-G at 5246-5306 N Winthrop Ave
 Zoning Reclassification Map No. 13-G at 1016-1114 W Argyle St and 1017-1115 W Argyle St
 Zoning Reclassification Map No. 13-G at 1069-1113 W Bryn Mawr Ave
 Zoning Reclassification Map No. 13-G at 5200-5358 N Broadway
 Zoning Reclassification Map No. 15-G at 1072-1080 W Thorndale Ave and 5934 N Winthrop Ave
 Zoning Reclassification Map No. 15-G at 1100-1110 W Granville Ave, 1113-1117 W Granville Ave and 6172 N Winthrop Ave
 Zoning Reclassification Map No. 15-G at 1118 W Hollywood Ave, 1119 W Thorndale Ave and 1122 W Rosemont Ave
 Amendment of Municipal Code Section 17-3-0500 by designating 4400-5099 N Broadway as Pedestrian Street - App No. A-8986

Chairman Burnett initiated the remaining deferral requests:

Zoning Reclassification Map No. 28-H at 1746 W Edmaire St - App No. 22776
 Zoning Reclassification Map No. 5-J at 3642-3652 W North Ave - App No. 22788
 Zoning Reclassification Map No. 9-K at 4100-4108 W Belmont Ave and 3200-3210 N Karlov Ave - App No. 22779T1
 Zoning Reclassification Map No. 7-K at 4506-4508 W Wrightwood Ave - App No. 22777T1
 Zoning Reclassification Map No. 9-I at 3122 W Belmont Ave - App No. 22789T1

Alder Knudsen moved to accept the above-noted deferrals noting that the items in the 46th, 47th, and 48th Wards were deferred to a date certain of October 14, 2025 and the 22nd Ward Items to a date certain of September 16, 2025. 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 consideration of Document # SO2024-0008918 the Amendment of Municipal Code Titles 2 and 17 regarding conversion units and coach houses

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

The Department of Housing made a presentation of the substitute ordinance

The following Alders (members and non-members) spoke on the matter: Vice Chair Lawson (44), Quezada (35), Beale (9), Fuentes (26), Hopkins (2), Sigcho-Lopez (25), LaSpata (1), Lee (11), Cardona (31), Quinn(13)

Alder Quezada moved to pass this ordinance as substituted.

Alder Beale appealed the motion via roll call

Nays: Alders LaSpata (1), Hopkins (2), Dowell (3), Hall (6), Harris (8), Ramirez (12), Sigcho-Lopez (25), Fuentes (26), Quezada (35), Knudsen (43), Clay (46), Lawson (44) Burnett (27)

Yays: Alders Beale (9), Moore (17), Mosely (21), Cruz (30), Conway (34), Villegas (36), Reilly (42),

The Motion to appeal the chairs ruling failed

Chair Burnett renewed Alder Quezadas motion to pass as substituted. A roll call was initiated

Yays: Alders LaSpata (1), Hall (6), Ramirez (12), Sigcho-Lopez (25), Fuentes (26), Cruz (30), Conway (34), Quezada (35), Villegas (36), Knudsen (43), Clay (46), Lawson (44), Burnett (27)

Nays: Alders Hopkins (2), Dowell (3), Harris (8), Beale (9), Moore (17), Mosley (21), Reilly (42)

The ordinance was approved as substituted by the affirmative vote of all the members present

Chairman Burnett, initiated the consideration of Document # O2025-0015577 the Amendment of Municipal Code Title 17 by modifying Section 17-10-0102-B to allow minimum off-street automobile parking ratio reduction up to 100 percent for construction of parking structures near Chicago Transit Authority or Metra rail or bus lines

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

Alder LaSpata explained the ordinance

The following Alders spoke on the matter: Conway (34), Quezada (35)

Alder 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

Chairman Burnett, initiated the consideration of Document # O2025-0016695 The Amendment of Municipal Code Sections 4-4-315 and 17-12-1000 restricting obstruction of public-facing window spaces of any business by signs to no more than twenty-five percent

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

Business and Consumer Affairs Commissioner Capifali explained the ordinance

The following Alders (members and non-members) spoke on the matter: Harris (8), Dowell (3), Conway (34), Fuentes (26), Quezada (35), Lawson (44), Clay (46), Hall (6), Lee (11), Manaa-Hoppenworth (48), Waguespack (32)

Alder Harris moved to defer this ordinance. There were no objections, and the ordinance was deferred

Chairman Burnett, initiated the consideration of Document # O2025-0018156 The Amendment of Municipal Code Section 17-7-0591, the predominance of Block 606 District

The following Alders spoke on the matter: Quezada (35), Cardona (31), Villegas (36), Reilly (42),

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

Chairman Burnett, initiated the consideration of document no. O2025-0018189 a text amendment introduced by Alder Conway that amends municipal code chapters 17-4 and 17-8 authorizing the zoning administrator to approve exemption from minimum lot area for Chicago landmark buildings

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

Alder Conway presented the ordinance

The following Alders spoke on the matter: Conway (34), Reilly (42)

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

Vice Chair Lawson initiated the consideration of the Adopt-a-Landmark grant funding agreement with Greenstone United Methodist Church for preservation project at 11211 S St. Lawrence Ave

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

The following Alders spoke on the matter: Beale (9), Dowell (3)

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

Vice Chair Lawson, initiated the consideration of Document # O2025-0018063 the Journal Correction of Zoning Reclassification Map No. 5-G at 2225 N Dayton St

Zoning Administrator Patrick Murphy presented this ordinance

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

Vice Chair Lawson initiated the consideration Map Amendments.

1. Zoning Reclassification Map No. 8-H at 1653 W 35th St - App No. A9006

Alder Lee presented this matter

Alder Knudsen moved to pass. 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

Or2025-0017789	11	2424 S Halsted St	Caroline Creamer
Or2025-0017790	11	2424 S Halsted St	Caroline Creamer
TBD	25	2404 S Wolcott Ave	Marina Papanastou
Or2025-0018101	27	1132 W Blackhawk St	Mars Incorporated
Or2025-0017720	29	1625 N Harlem Ave	Rush University Medical Center
TBD	35	2200 N Kimball Ave	Yonny Mora
TBD	36	6603 W Diversey Ave	Brian Thomas
TBD	36	6603 W Diversey Ave	Brian Thomas
Or2025-0018152	41	8700 W Bryn Mawr Ave	Meitheal
Or2025-0018165	42	539 N Dearborn Ave	Rush River North
Or2025-0018167	42	539 N Dearborn Ave	Rush River North
Or2025-0018169	42	539 N Dearborn Ave	Rush River North
TBD	45	5949 W Higgins Ave	Stephen Chako
TBD	45	5949 W Higgins Ave	Stephen Chako
TBD	45	5949 W Higgins Ave	Stephen Chako
TBD	49	7524 N Paulina St	Brian Thomas
TBD	49	7507 N Clark St	Burlington Stores
TBD	49	7507 N Clark St	Burlington Stores
TBD	49	7507 N Clark St	Burlington Stores

Alder Ramirez 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 remaining Map Amendments.

2. Zoning Reclassification Map No. 6-E at 2201 S State St - App No. A9005

Alder Dowell presented this matter

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

3. Zoning Reclassification Map No. 20-C at 7901 S Jeffery Blvd and 2001-2025 E 79th St - App No. A8990

Alder Harris presented this matter

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

4. Zoning Reclassification Map No. 20-C at 1701-1711 E 79th St - App No. A8989

Alder Harris presented this matter

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

5. Zoning Reclassification Map No. 18-C at 1700-1728 E 79th St - App No. A8988

Alder Harris presented this matter

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

6. Zoning Reclassification Map No. 24-G at 1143 W 95th St - App No. A8971

Alder Mosley presented this matter

Alder Knudsen moved to pass. 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 following Map Amendments.

7. Zoning Reclassification Map No. 8-G at 3462-3464 S Lituanica and 912 W 35th St- App No. 22782

Attorney Patrick D Thompson presented the development plans

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

8. Zoning Reclassification Map No. 15-I at 3135 W Devon Ave - App No. A9003

Alder Silverstein presented this matter

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

9. Zoning Reclassification Map No. 1-L at 10330 S Springfield Ave- App No. 22790T1

Attorney Patrick D Thompson presented the development plans

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

10. Zoning Reclassification Map No. 18-G at 7756 S Morgan St - App No. 22791T1

Attorney Agnes Plecka presented the development plans

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

Alder Lawson asked a question

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

11. Zoning Reclassification Map No. 7-K at 4516 W Fullerton Ave - App No. 22775

Attorney Ximena Castro presented the development plans

Alder Cardona spoke

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

12. Zoning Reclassification Map No. 7-K at 3037-3043 N Cicero Ave - App No. A9014

Alder Cardona presented this matter

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

13. Zoning Reclassification Map No. 7-K at 3125 N Cicero Ave - App No. A9015

Alder Cardona presented this matter

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

14. Zoning Reclassification Map No. 7-G at 2743 N Greenview Ave - App No. 22781T1

Attorney Michael Ezgur presented the development plans

Alder Harris 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

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

15. Zoning Reclassification Map No. 7-H at 3116 N Oakley Ave - App No. 22732T1

Attorney Michael Ezgur presented the development plans

Alder Hopskins 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

Alder Waguespack spoke

Alder Hopskins 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. 9-H at 3664 N Lincoln Ave - App No. 22778T1

Attorney Michael Ezgur presented the development plans

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

17. Zoning Reclassification Map No. 12-K at 4601-4625 W 47th St - App No. 22731

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

18. Zoning Reclassification Map No. 1-L at 418 N Laverne Ave - App No. 22784T1

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

19. Zoning Reclassification Map No. 7-F at 2447-2449 N Halsted St - App No. 22786

Attorney Thomas Moore presented the development plans

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

20. Zoning Reclassification Map No. 7-F at 2600-2610 N Clark St - App No. 22783T1

Attorney Katrina S McGuire presented the development plans

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

Alder Hopskins spoke

Alder Hopskins 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

21. Zoning Reclassification Map No. 7-F at 3127-3139 N Halsted St/749-759 W Briar Pl - App No. 22770T1

Attorney Katrina S McGuire presented the development plans

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

Alder Lawson Spoke

Alder Fuentes 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. 15-G at 1454 W Victoria St - App No. 22787T1

Attorney Nicholas Ftikas presented the development plans

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

23. Zoning Reclassification Map No. 7-H at 3045-3047 N Western Ave - App No. 22750T1

Attorney Nicholas Ftikas presented the development plans

Alder Waguespack spoke

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

24. Zoning Reclassification Map No. 7-F at 2501 N Clark St - App No. 22651T1

Attorney Nicholas Ftikas presented the development plans

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

Alder Knudsen Spoke

Alder Hopskins 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. 4-G at 1441-1471 S Blue Island Ave, 1200-1228 W 15th St and 1434-1458 S Blue Island Ave - App No. 22763

Attorney Lenny D Asaro 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 Lawson spoke

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

26. Zoning Reclassification Map No. 3-G at 1500 N Throop St - App No. 22593T1

Attorney Zubin Kammula presented the development plans

Alder Knudsen 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 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

27. Zoning Reclassification Map No. 3-J at 1535 N Lawndale Ave - App No. 22746

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

28. Zoning Reclassification Map No. 26-G at 8859 S Beverly Ave and 9415 S Charles St - A8968

Alder O'Shea Staffer Tristan Karnezis presented

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

29. Zoning Reclassification Map No. 28-J at 11423-11427 S Homan Ave - App No. A8993

Alder O'Shea Staffer Tristan Karnezis presented

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

30. Zoning Reclassification Map No. 28-H at 1905 W 115th St - App No. A8992

Alder O'Shea Staffer Tristan Karnezis presented

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

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

31. Zoning Reclassification Map No. 2-J at 3415-3449 W Jackson Blvd and 3414-3456 W 5th Ave - App No. 22694

Attorney Steven Friedland presented the development plans

Alder Hopskins 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 Ervin Spoke

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

32. Zoning Reclassification Map No. 5-G at 1840-1866 N Marcey St - App No. 22225

Attorney Katie Jahnke Dale 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 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

Alder Waguespack Spoke

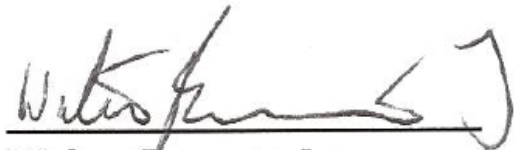
Alder Hopkins spoke

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

There being no further business to conduct, Alder Knudsen 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.

A complete recap of the meeting can be found at <https://vimeo.com/showcase/8928576>

Sincerely,

A handwritten signature in dark ink, appearing to read "Walter Burnett, Jr.", written over a horizontal line.

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