



**CITY COUNCIL**  
CITY OF CHICAGO

**COMMITTEE on ZONING  
LANDMARKS AND  
BUILDING STANDARDS**

CITY HALL ROOM 3-22  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602

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

**On October 8, at 10:16 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 10:15 AM and initiated roll call and a quorum was established

**The following committee members were present:**

Lawson (44), LaSpata (1), Hopkins (2), Dowell (3), Harris (8), Ramirez (12), Moore (17), Mosley (21), Sigcho-Lopez (25), Fuentes (26), Cruz (30), Ramirez-Rosa (35), Villegas (36), Reilly (42), Knudsen (43), Clay (48)

**Non committee members present:**

Cardona (31), Rodriguez-Sanchez (33), Vasquez (40), Hadden (49)

**Rule 59:**

Alders Conway, Moore, Cruz, and Villegas requested to attend the meeting by remote means under the provisions of Rule 59 due to unrelated circumstances. Once quorum was established excluding the previously listed Alders, Chair Burnett, presented the request to present committee members, hearing no objection, the Alders were allowed to attend by remote means.

**A deferral request was submitted for the following items:**

Document No. O2024-0010959

Document No. O2024-0010982

Zoning Reclassification Map No. 9-H, 9-J, 11-H and 11-J at 3600-4652, 3601-4357 and 4501-4643 N Western Ave - App No. A-8900

Zoning Reclassification Map Nos. 13-I, 15-H and 15-I at 6100-6114 N Western Ave, 5500-6014 N Western Ave and 6001-6159 N Western Ave - App No. A-8891

Zoning Reclassification Map No. 7-G at 1150 W Diversey Pkwy - App No. 22520T1; noting that this item was withdrawn by the applicant

Zoning Reclassification Map No. 15-G at 6240-6250 N Broadway - App No. 22499

Zoning Reclassification Map No. 13-G at 4920-4924 N Sheridan Rd - App No. 22524T1

Zoning Reclassification Map No. 7-G at 909-931 W Belmont Ave - App No. 22493

Zoning Reclassification Map No. 5-G at 935 W Webster Ave - App No. 22508

Zoning Reclassification Map No. 3-L at 4959 W Augusta Blvd - App No. 22494

Zoning Reclassification Map No. 2-G at 37 S Sangamon St - App No. 22491

Zoning Reclassification Map No. 22-F at 200-222 W 89th St/8840-8876 S Holland Rd - App No. 22497

Zoning Reclassification Map No. 8-G at 3317 S Morgan St - App No. 22522

*Alder Clay 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.**

*Alder Beale noted that all signed up speakers should speak*

*Alder Sigcho-Lopez requested all signed up speakers speak*

1. Steve Vance spoke in favor of the Western Ave Corridor Initiative
2. Tiwan Sims spoke about human rights
3. Wladyslana Domaradzka spoke in favor of the Landmarking of St Adalbert Church in the 25<sup>th</sup> Ward
4. Candelario Rodriguez spoke in opposition of the Landmarking of St Adalbert Church in the 25<sup>th</sup> Ward
5. Julie Sawicki spoke in favor of the Landmarking of St. Adalbert Church in the 25<sup>th</sup> Ward
6. Jimmy Rothschild spoke in favor of the Northwest Preservation Ordinance
7. George Blakemore spoke in favor of the Landmarking of St. Adalbert Church
8. Anna Leja, spoke in favor of the Landmarking of St. Adalbert Church
9. Michael Giordano, spoke in favor of File #22328 in the 45<sup>th</sup> Ward
10. Adrainne Chan, spoke in favor of File #22328 in the 45<sup>th</sup> Ward
11. Julie Cook, spoke in opposition to File # A-8899 in the 46<sup>th</sup> Ward
12. Karen Shyne spoke in favor of the Sunshine Community Center in the 20<sup>th</sup> Ward
13. Maria Hernandez, spoke in opposition of the Landmarking of St Adalbert Church in the 25<sup>th</sup> Ward
14. Jeremy Esparza , spoke in favor of File #22328 in the 45<sup>th</sup> Ward and the Union Labor Agreement that was reached
15. Maria Ballesteros, spoke in opposition of the Landmarking of St Adalbert Church in the 25<sup>th</sup> Ward
16. Mary Gonzalez, spoke in opposition of the Landmarking of St Adalbert Church in the 25<sup>th</sup> Ward

**Vice Chair Lawson initiated the consideration of DOC # O2024-0011001, the Amendment of Municipal Code Titles 5 and 17 by adding new Chapter 5-11 entitled "Tenant Opportunity to Purchase Block (606) District Pilot Program" and by modifying Section 17-7-0590 redefining boundaries of 606 District.**

**Prior to the hearing Charles Sirridge, Policy Director to the Committee on Zoning tendered the following reports to the Committee which were then referenced during the presentation**

- 1 .2023 State of Rental Housing in the City**
- 2. Characteristics of the 2 to 4 stock in Chicago Neighborhoods**
- 3. DPD City Wide Affordable Housing Analysis**
- 4. Patterns of Lost 2 to 4 Unit Buildings in Chicago**

*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*

*Charles Sirridge presented this ordinance to the Committee*

*Alder LaSpata, spoke in strong support of this ordinance and on the process and work that went into this ordinance and how to guide Development in their Wards. As well as the effort to bring back 2 and 4 flats*

*Alder Fuentes spoke in strong support of this ordinance and the effort to stop the deconversion of 2-4 flats*

*Alder Ramirez-Rosa spoke on the neighborhood collaboration to preserve their community and thanked the City Departments that worked on this ordinance. The Alder also noted the letters of support from several organizations for this item*

*Alder Vasquez, spoke on expanding the pilot and furthering this ordinance*

*Vice Chair Lawson asked that studies be conducted City Wide*

*Alder Dowell asked if the Department of Housing (DOH) is still looking at the Middle Housing*

*Alder Vasquez asked for a comprehensive list of DOH studies and for a City Wide Heat Map*

*Alder Beale asked about the length of the pilot*

*Alder Reilly questioned why the Alders representing the Pilot Area could not use their Aldermanic Discretion to stop deconversions*

*Alder Ramirez-Rosa 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. O2024-0010378, Historical landmark designation for St. Adalbert Parish Complex at 1622-1658 W 17th St and 1633-1659 W 16th St**  
**Prior to the hearing Danielle Cassel, Counsel to St. Paul Parish tendered the following documents to the Committee that were then referenced during this matter:**

- 1. Index and Binder of Opposition Letters sent to Landmark Staff on or prior to June 6<sup>th</sup> Landmark Commission Meeting.**
- 2. Report by Okrent and Associates submitted to Landmark Commission prior to the May Public Hearing (118 pages total), with exhibits including the following:**
  - a. DPD Statements as to why it was not appropriate to landmark the property without a development plan/developer (pages 51 and 52);**
  - b. Statements from St. Paul Parishioners, Bishop Lombardo, and others in opposition; and**
  - c. Petitions with hundreds of signatures in opposition to the prior downzoning attempt and current landmarking effort.**
- 3. Letter to Landmark Commission, dated March 7, 2024, on behalf of property owner of Objection (requesting comprehensive planning and collaboration with the City), with certified mailing receipt.**
- 4. Scattergram exhibits presented to Landmark Commission on 6/6/24 showing addresses of landmarking proponents and opponents.**
- 5. Transcript of May 10 Landmark Commission public hearing (and video) in its entirety**
- 6. Video of June 6 Landmark Commission meeting in its entirety.**

*Daniel Klaibur, of the historic preservation division of the Dept of Planning and Development presented on this matter*

*Alder Sigcho-Lopez, voiced very strong support of this designation and spoke of Pilsen's preservation plan that puts community over profit*

*Alder Reilly, asked if it was possible to hold this item in reference to the timeline in which the designation is bound by code*

*Alder Sigcho-Lopez, stated he has had meetings with the Archdiocese*

*James Geoly, the general counsel of the Archdiocese of Chicago pointed out that the property in question is held in a trust and the beneficiary is St. Paul's Parish*

*Bishop Lombardo, requested the item be deferred*

*Alder LaSpata, what asked what the future plan of the property is*

*Alder David Moore, clarified Alder LaSpata's question and asked if there is an incremental cost to the development*

*Danielle Cassel, Counsel to St. Paul Parish, stated that economic hardship is a legitimate reason to hold this item*

*Alder Beale stated that it may be in the best interest of everyone for all interested parties to come together and work together to come to a solution on this matter and made a motion to defer*

*Alder Ramirez-Rosa stated that he is extremely concerned that the buildings could be demolished*

*Alders Lawson and Dowell clarified that these items currently can not be demolished*

*Alder Reilly stated that there is time to work on a resolution and renewed a motion to defer*

*Alder Moore on point of clarification If there is documentation that these items can not be demolished while a resolution is sought*

*Alder Sigcho Lopez reiterated that Pilsen is not for sale*

*Vice Chair Lawson initiated at roll call vote on the motion to defer*

*Yays: Lawson, LaSpata, Dowell, Beale, Ramirez, Mosley, Conway, Villegas, Reilly, Knudsen*

*Nays: Moore, Sigcho-Lopez, Ramirez-Rosa*

*Vice Chair Lawson determined the yays had it and the item was deferred*

**Vice Chair Lawson initiated the consideration of DOC # O2024-0010591 the Historical landmark designation for Jackson Storage and Van Company Warehouse at 3609-3611 W Cermak Rd**

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

**Vice Chair Lawson initiated the consideration of DOC # O2024-0010904 Historical landmark designation for Ramova Theater Building at 3508-3518 S Halsted St**

*Elliesh Tully, of the historic preservation division of the Dept of Planning and Development presented on this matter*

*Vice Chair Lawson confirmed the support of Alderwoman Lee for this matter*

*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*

**Vice Chair Lawson initiated the consideration of the following three Landmark Fee Waivers**

**DOC # Or2024-0010835 Historical landmark fee waiver for property at 25 E Washington St**

**DOC # Or2024-0010837 Historical Landmark fee waiver for property at 3402 S Giles Ave**

**DOC # Or2024-0010608 Historical Landmark fee waiver for property at 2401 S Wabash Ave**

*Alder Beale moved to pass this orders. 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**

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
TBD	3	1300 S Wabash Ave	BMO Bank
Or2024-0010645	12	2620 W Pershing Road	Gary Collins
Or2024-0010646	12	2620 W Pershing Road	Gary Collins
Or2024-0010607	22	3800 W 26 <sup>th</sup> St	Bank of America
Or2024-0010872	23	3734 W 63 <sup>rd</sup>	Little Kids Village Too
Or2024-0010639	23	6315 S Pulaski Rd	CVS Pharmacy
Or2024-0010831	25	3115 W 26 <sup>th</sup> St	Discount Mall
Or2024-0010546	27	1623 W Fulton St	MHUB
Or2024-0010544	27	1623 W Fulton St	MHUB
Or2024-0010548	27	1623 W Fulton St	MHUB
Or2024-0010988	27	220 N Green St	Workbox
Or2024-0010353	27	960 W Chicago Ave	VCA Lake Shore Animal Hospital
Or2024-0010915	27	305 N Peoria St	First Financial Bank
Or2024-0010919	27	923 W Weed St	Curaleaf
Or2024-00010725	32	2401 N Clybourn	James Gronemann
Or2024-0011006	35	2934 N Milwaukee Ave	Chase Bank
Or2024-0010984	41	838 Patton Dr	Etihad Cargo
Or2024-0010994	42	41 E Oak St	Alejandra Rositto
Or2024-0010994	42	440 W Randolph St	Merel HQ LLC
Or2024-0010995	42	225 N Wabash	L7
Or2024-0010997	42	1 W Superior St	Salon Lofts Group LLC
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
Or2024-0010986	48	5937 N Broadway	Chamopoulos Enterprises, Ltd

*Alder LaSpata 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 Map Amendments.**

**1. Zoning Reclassification Map No. 22-F at 34-40 W 95th St - App No. A-8901**

*Alder Beale 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*

**2. Zoning Reclassification Map No. 19-H at 7501-7560 N Western Ave - App No. A-8894**

*Danielle Crider, of the Dept of Planning and Development made a presentation on the Western Avenue Corridor Map Amendments*

*Alder Vasquez, thanked everyone who worked on this initiative, and spoke of the re-imagining of Western Ave*

*Lucy Nye, of the 47h Ward, thanked everyone for their work on this initiative and spoke of the support to move away from the current Car Centric Zoning*

*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*

**3. Zoning Reclassification Map Nos. 17-H and 17-I at 4900-5259 N Western Ave, 2354 W Farragut Ave, 2352-2356 W Foster Ave, 4700-5300 N Western Ave and 4844-4874 N Lincoln Ave - App No. A-8890**

*Danielle Crider, of the Dept of Planning and Development made a presentation on the Western Avenue Corridor Map Amendments*

*Alder Vasquez, thanked everyone who worked on this initiative, and spoke of the re-imagining of Western Ave*

*Lucy Nye, of the 47h Ward, thanked everyone for their work on this initiative and spoke of the support to move away from the current Car Centric Zoning*

*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*

**4. Zoning Reclassification Map Nos. 17-H and 17-I at 6834-6958 and 6801-6943 N Western Ave - App No. A-8893**

*Danielle Crider, of the Dept of Planning and Development made a presentation on the Western Avenue Corridor Map Amendments*

*Alder Vasquez, thanked everyone who worked on this initiative, and spoke of the re-imagining of Western Ave*

*Lucy Nye, of the 47h Ward, thanked everyone for their work on this initiative and spoke of the support to move away from the current Car Centric Zoning*

*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*

**5. Zoning Reclassification Map No. 11-J at 4310 N Kedzie Ave - App No. A-8902**

*Patrick Murphy, Zoning Administrator, and Rebecca Rios, of the 33<sup>rd</sup> Ward 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 prese*

**6. Zoning Reclassification Map No. 17-G at 6411 N Newgard Ave - App No. 22509T1**

*Attorney Dan Lauer presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Hadden*

*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.*

**7. Zoning Reclassification Map No. 17-G at 7015 N Sheridan Rd - App No. 22511T1**

*Attorney Tyler Manic presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Hadden*

*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. 6-H at 2219 S Oakley Ave - App No. 22510T1**

*Attorney Tyler Manic presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Sigcho-Lopez*

*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.*

**9. Zoning Reclassification Map No. 52-B at 5555 W Irving Park Rd - App No. 22501**

*Attorney Tom Pikarski presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Cruz*

*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. 24-I at 10200 S Western Ave- App No. 22500**

*Attorney Tom Pikarski presented the development plans*

*Vice Chair Lawson confirmed the support of Alder O'Shea*

*Alder Fuentes n 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. 8-G at 3428 S Lituanica Ave - App No. 22498**

*Attorney Tom Pikarski presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Lee*

*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.*

**12. Zoning Reclassification Map No. 15-G at 6320 N Broadway - App No. 22504**

*Attorney John Fritchey presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Manaa-Hoppenworth*

*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.*

**13. Zoning Reclassification Map No. 9-F at 3201-3209 N Halsted St - App No. 22503**

*Attorney John Fritchey presented the development plans*

*Vice Chair Lawson spoke in support of this item*

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

**14. Zoning Reclassification Map No. 11-G at 936-942 W Leland Ave - App No. 22515T1**

*Attorney Aaron Dorsey 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 Clay spoke in support of this matter*

*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*

**15. Zoning Reclassification Map No. 19-H at 7501-7560 N Western Ave - App No. A-8894**

**Prior to the hearing a letter of opposition to this matter was submitted to the Committee and referenced during the hearing**

*Alder Clay 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*

**16. Zoning Reclassification Map No. 9-M at 6014-6016 W Addison St - App No. 22513**

*Attorney Lisa Duarte presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Sposato*

*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.*

**17. Zoning Reclassification Map No. 6-J at 2611 S Lawndale Ave - App No. 22512**

*Attorney Lisa Duarte presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Rodriguez*

*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*

**18. Zoning Reclassification Map No. 10-F at 4301-4453 S Federal St, 4300-4452 and 4301-4453 S Dearborn St/4330-4452 S State St - App No. 22323**

*Attorney Steve Friedland 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*

*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*

**19. Zoning Reclassification Map No. 10-F at 4161-4193 S Halsted St - App No. 22305**

*Attorney Steve Friedland presented the development plans*

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

*Alder Dowell spoke in support of this item and thanked CHA and DOH for their work on this matter*

*Alder Clay 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*

**20. Zoning Reclassification Map No. 20-F at 631 W 81st St and 600 W 83rd St - App No. 22492**

*Attorney Matthew Allee presented the development plans*

*Alder Clay 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 confirmed the support of Alder Hall*

*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*

**21. Zoning Reclassification Map No. 1-F at 495-499 N Milwaukee Ave - App No. 22506T1**

*Attorney Katie Jahnke Dale presented the development plans*

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

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

*Attorney Katie Jahnke Dale presented the development plans*

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

*Vice Chair Lawson confirmed the support of Vice Mayor Burnett*

*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*

**23. Zoning Reclassification Map No. 3-F at 749-757 W North Ave, 1551-1577 N Halsted St, 1555-1569 N Clybourn Ave and 732-754 W Weed St - App No. 22317**

*Attorney Paul Shaddle 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 Hopkins spoke in support of this matter*

*Alder Knudsen 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*

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

*Attorney Sara Barnes presented the development plans*

*Alder Ramirez-Rosa 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 Hopkins spoke in support of this matter*

*Alder Sigcho-Lopez 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*

**25. Zoning Reclassification Map No. 8-J at 3800 S Kedzie Ave - App No. 22507**

*Attorney Rolando Acosta presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Ramirez*

*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.*

**26. Zoning Reclassification Map No. 1-J at 3843 W Huron St - App No. 22505**

*Attorney Mark Kupiec presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Mitts*

*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.*

**27. Zoning Reclassification Map No. 2-I at 739-741 S California Ave - App No. 22526**

*Attorney Mark Kupiec presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Ervin*

*Alder Sigcho-Loepz 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. 5-J at 3939-3941 W Dickens Ave - App No. 22521T1**

*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*

**29. Zoning Reclassification Map No. 10-E at 4508 S Cottage Grove Ave - App No. 22516T1**

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

**30. Zoning Reclassification Map No. 5-I at 1810 N Richmond St - App No. 22525T1**

*Attorney Fred Agustin presented the development plans*

*Alder Cruz spoke in support of this matter as it relates to their community driven zoning process*

*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*

**31. Zoning Reclassification Map No. 11-J at 3316-3318 W Montrose Ave - App No. 22529T1**

*Attorney Fred Agustin presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Rodriguez-Sanchez*

*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*

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

**32. Zoning Reclassification Map No. 6-F at 2340-2344 S Wentworth Ave - App No. 22517T1**

*Attorney Fred Agustin presented the development plans*

*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*

*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*

**33. Zoning Reclassification Map No. 3-G at 1235-1237 N Ashland Ave - App No. 22519T1**

*Attorney Fred Agustin presented the development plans*

*Vice Chair Lawson confirmed the support of Alder LaSpata*

*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*

**34. Zoning Reclassification Map No. 3-G at 1257-1301 N Ashland Ave - App No. 22527T1**

*Attorney Fred Agustin presented the development plans*

*Vice Chair Lawson confirmed the support of Alder LaSpata*

*Alder Ramirez-Rosa 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 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*

**35. Zoning Reclassification Map No. 9-K at 3520-3522 N Pulaski Rd- App No. 22496T1**

*Attorney Agnes Plecka presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Cruz*

*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*

**36. Zoning Reclassification Map No. 10-E at 4524-4528 S Cottage Grove Ave- App No. 22495T1**

*Attorney Agnes Plecka presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Robinson*

*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*

*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*

**37. Zoning Reclassification Map No. 14-J at 6010-6020 S Kedzie Ave - App No. 22514**

*Attorney Ed Kus presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Guitierrez*

*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*

**38. Zoning Reclassification Map No. 5-I at 2838-2840 W Shakespeare Ave/2148-2150 N Mozart St - App No. 22502T1**

*Attorney Liz Butler presented the development plans*

*Vice Chair Lawson confirmed the support of Alder LaSpata*

*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*

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

*Attorney Braedon Lord presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Nugent*

*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*

*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*

**40. 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**

*Attorney Sylvia Michas presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Taylor*

*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*

*Alder Ramirez Rosa 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*

**41. Zoning Reclassification Map No. 2-G at 1000-1024 W Jackson Blvd, 230-238 S Morgan St and 1015-1027 W Adams St - App No. 22375**

*Attorney Michael Ezgur presented the development plans*

*Steve Valenziano of the 34<sup>th</sup> Ward spoke in favor of this matter*

*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 Sigcho-Lopez 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*

**42. Zoning Reclassification Map No. 1-G at 1132-1140 W Randolph St, 146-182 N May St, 1133-1157 W Lake St and 169-183 N Racine Ave - App No. 22401**

*Attorney Michael Ezgur presented the development plans*

*Vice Chair Lawson confirmed the support of Vice Chair Burnett*

*Alder Ramirez-Rosa 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 Sigcho-Lopez 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*

**43. Zoning Reclassification Map No. 1-G at 201-209 N Racine Ave, 1132-1156 W Lake St, 200-208 N May St- App No. 22400**

*Attorney Michael Ezgur presented the development plans*

*Vice Chair Lawson confirmed the support of Vice Chair Burnett*

*Alder Ramirez-Rosa 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*

**44. Zoning Reclassification Map No. 1-I at 341-355 N Kedzie and 3148-3158 W Carroll Ave - App No. 22530T1**

*Attorney Rolando Acosta presented the development plans*

*Vice Chair Lawson confirmed the support of Vice Mayor Burnett*

*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*

**45. Downtown Cannabis Business Establishment Zoning Reclassification Map No. 2-F at 622-624 W Roosevelt Rd - App No. 22518T1**

*Attorney Rolando Acosta presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Ervin*

*Vice Chair Lawson questions State & City Cannabis Timeline Procedures*

*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*

**46. Zoning Reclassification Map No. 9-H at 3710-3714 N Ashland Ave - App No. 22528T1**

*Alder Ramirez-Rosa 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 Fuentes 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