



CITY COUNCIL
CITY OF CHICAGO

**COMMITTEE on ZONING,
LANDMARKS AND
BUILDING STANDARDS**

CITY HALL, ROOM 304
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602

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**Committee on Zoning, Landmarks and Building Standards
Monthly Rule 45 Report
October 2019**

On October 15, 2019 at 10:00 a.m., the Committee on Zoning, Landmarks and Building Standards held a meeting in City Hall, Room 200.

The following committee members were present:

Tunney (44), Reboyras (30), Hopkins (2), Dowell (3), Beale (9), Lopez (15), Moore (17), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Cardona (31), Waguespack (32), Austin (34), Villegas (36), Reilly (42), Cappleman (46), Osterman (48), Hadden (49).

The following committee members were absent:

Sawyer (6).

Chairman Tunney called the meeting to order.

He started the meeting by requesting approval of the Rule 45 report containing the minutes of the September 10, 2019 Committee on Zoning, Landmarks & Building Standards meeting.

Alderman Lopez moved to approve the Rule 45 report, which passed by a voice vote.

Deferral requests were submitted for the following items:

Zoning Reclassification Map No. 16-L at 6453-6459 S Laverne Ave and 6448-6458 S Laverne Ave
Zoning Reclassification Map No. 2-H at 932 S Oakley Blvd
Zoning Reclassification Map No. 3-H at 1420 N Milwaukee Ave - App No. 20152
Zoning Reclassification Map No. 7-I at 2418-2428 N Milwaukee Ave - App No. 20166T1
Zoning Reclassification Map No. 3-H at 1460 N Milwaukee Ave - App No. 20167
Zoning Reclassification Map No. 3-F at 213 W Schiller St - App No. 20177
Zoning Reclassification Map No. 12-D at 1330 E 53rd St - App No. 20139
Zoning Reclassification Map No. 16-L at 5401-5459 W 64th Pl, 6435-6459 S Linder Ave, 5400-5458 W 65th St and 6434-6458 S Long Ave - App No. 20197
Zoning Reclassification Map No. 22-G at 1000 W 94th St - App No. 20168
Zoning Reclassification Map No. 6-F at 225 W Alexander St - App No. 20135T1

Zoning Reclassification Map No. 6-G at 2841 S Ashland Ave, 2951 S Ashland Ave and 2955 S Ashland Ave - App No. 20178
 Zoning Reclassification Map No. 1-G at 1101-1125 W Carroll Ave, 312-328 N Aberdeen St and 313-329 N May St - App No. 20164
 Zoning Reclassification Map No. 1-G at 400 N Aberdeen St - App No. 20169
 Zoning Reclassification Map Nos. 1-F and 3-F at 808 N Cleveland Ave - App No. 20190
 Zoning Reclassification Map No. 3-G at 934 N North Branch St - App No. 20193
 Zoning Reclassification Map No. 3-F at 301-303 W North Ave and 1544-1566 N North Park Ave - App No. 20191
 Zoning Reclassification Map No. 2-I at 731-799 S Washtenaw Ave and 2605-2659 W Harrison St - App No. 20196
 Zoning Reclassification Map No. 9-K at 3214-3216 N Karlov Ave - App No. 20151T1
 Zoning Reclassification Map No. 7-H at 2443 N Clybourn Ave - App No. 20153T1
 Zoning Reclassification Map No. 7-H at 2501 N Damen Ave, 1880 W Fullerton Ave and 2417 N Elston Ave - App No. 20170
 Zoning Reclassification Map No. 5-G at 1838-1842 N Elston Ave and 1839-1843 N Besly Ct - App No. 20195
 Zoning Reclassification Map No. 7-I at 3121 N Rockwell St - App No. 20145T1
 Zoning Reclassification Map No. 9-I at 3008 W Belmont Ave - App No. 20160T1
 Zoning Reclassification Map No. 9-L at 5535-5555 W Irving Park Rd - App No. 20158
 Zoning Reclassification Map No. 13-H at 5136-5138 N Claremont Ave - App No. 20147
 Zoning Reclassification Map No. 1-E at 51-65 E Randolph St - App No. 20194
 Zoning Reclassification Map No. 7-G at 2604-2742 N Sheffield Ave - App No. 20189
 Zoning Reclassification Map No. 9-G at 3312 N Halsted St - App No. 20134T1
 Zoning Reclassification Map No. 3-F at 12 W Maple - App No. 19939

Ald. Reboyras moved to accept these deferrals, which passed by a voice vote.

1. Public Comment

- a. Allan Mellis spoke on #02019-6862, #02019-6845 and #02019-6853.
- b. George Blakemore spoke on the change in public comment procedure.
- c. Martin Tangora spoke on #02019-6863.
- d. Rae Mindock spoke on #02019-6863.
- e. William Goddu spoke on #02019-6863.
- f. Paul Osgood spoke on #02019-6863.
- g. James Sanders spoke on #02019-6863.
- h. Tony Li spoke on #02019-6855.
- i. Manuel Vega spoke on #02019-6811.

Chairman Tunney initiated the review of an **appointment to the Commission on Chicago Landmarks**.

- 1) Appointment (No. 1923) of **Tiara L. Hughes** as a member of the Commission on Chicago Landmarks.

Appointee Hughes spoke on her professional background and her affiliation with the National Association of Minority Architects.

Ald. Burnett expressed his support on behalf of the appointee.

Ald. Dowell expressed her strong support on behalf of the appointee.

Ald. Smith inquired on how the appointee would handle a general landmarking scenario.

Ald. Dowell moved to approve the mayoral appointment of Tiara L. Hughes, which passed by a voice vote.

1. Zoning Reclassification Map No. 7-F at 2616-2618 N Clark St - App No. 20132T1

Ald. Austin inquired about the availability of nearby parking, since the hotel would not be providing parking on-site.

Ald. Smith responded that a nearby parking lot would provide parking options for hotel guests.

Ald. Smith spoke in support of this Ordinance, which covers a property located in her ward.

Ald. Cappleman moved to pass this Ordinance, which passed by a voice vote.

2. Zoning Reclassification Map No. 7-G at 961 W Montana St - App No. 20175T1

Ald. Lopez commended developer on the building and for working with Ald. Smith on the project.

Ald. Dowell inquired whether financing bank required environmental assessment of the property, due to its location adjacent to the El tracks.

Developer replied that an environmental assessment was not required.

Ald. Reboyras asked if the project was a TOD development.

Attorney McGuire replied in the affirmative.

Ald. Smith spoke in support of this Ordinance, which covers a property located in her ward.

Alderman Dowell moved to accept the substitute narrative and plans for this Ordinance, which passed by a voice vote.

Ald. Reboyras moved to pass this Ordinance, with substitute narrative and plans, which passed by a voice vote.

3. Zoning Reclassification Map No. 8-G at 3122-3128 S Benson St - App No. 20159T1

Ald. Cappleman moved to accept the substitute narrative and plans for this Ordinance, which passed by a voice vote.

Ald. Thompson spoke in support of this Ordinance, which covers a property located in his ward.

Ald. Lopez moved to pass this Ordinance, with substitute narrative and plans, which passed by a voice vote.

4. Zoning Reclassification Map No. 6-F at 2919-2929 S Halsted St - App No. 20162T1

Ald. Thompson spoke in support of this Ordinance, which covers a property located in his ward.

Ald. Beale moved to pass this Ordinance, which passed by a voice vote.

5. Zoning Reclassification Map No. 8-F at 3849-3853 S Union Ave - App No. 20180T1

Ald. Thompson spoke in support of this Ordinance, which covers a property located in his ward.

Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.

6. Zoning Reclassification Map No. 9-L at 5259 W Roscoe St - App No. 20138

Ald. Cardona spoke in support of this Ordinance, which covers a property located in his ward.

Ald. Cappleman moved to pass this Ordinance, which passed by a voice vote.

7. Zoning Reclassification Map No. 28-G at 11500 S Halsted St - App No. 20181

Ald. Austin spoke in support of this Ordinance, which covers a property located in her ward.

Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.

8. Zoning Reclassification Map No. 4-G at 1653 S Throop St - App No. 20171
Ald. Sigcho-Lopez spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.
9. Zoning Reclassification Map No. 4-I at 2720 W Cermak Rd - App No. 20156T1
Chairman Tunney acknowledged receipt of a support letter from Alderman Cardenas.
Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.
10. Zoning Reclassification Map No. 7-L and 7-M at 2700-2740 N Central Ave and 5549-5601 W Diversey Ave
Ald. Reboyras spoke in support of this Aldermanic Ordinance, which covers a property located in his ward.
Ald. Beale moved to pass this Ordinance, which passed by a voice vote.
11. Zoning Reclassification Map No. 3-H at 906 N Ashland Ave - App No. 20142T1
Ald. LaSpata spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Austin moved to pass this Ordinance, which passed by a voice vote.
12. Zoning Reclassification Map No. 13-G at 11060 S Western Ave
Ald. O'Shea spoke in support of this Aldermanic Ordinance, which covers a property located in his ward.
Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.
13. Zoning Reclassification Map No. 3-H at 1854 W Iowa St - App No. 20146
Ald. Hopkins spoke in support of this Ordinance, which covers a property located in his ward, contingent upon downzoning of the property after the development project is completed.
Chairman Tunney reiterated the developer's commitment to downzone property afterwards.
Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.
14. Zoning Reclassification Map No. 11-G at 4502-4504 N Beacon St - App No. 20183T1
Ald. Osterman asked why a business, instead of a residential, zoning is being requested.
Attorney Ftikas responded that a business district would allow FAR for a 9-unit wholly-residential project, and a Type1 application would ensure that no business use could take place.
Applicant also agreed to downzone property after project is completed.
Ald. Dowell inquired regarding the Dept. of Planning & Development's recommendation.
Mr. Valenziano of DPD indicated that a B2-3 zoning classification was not recommended.
Ald. Cappelman spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Austin moved to pass this Ordinance, which passed by a voice vote.
15. Zoning Reclassification Map No. 2-G at 308-338 S Green St and 832-842 W Van Buren St - App No. 20179T1
Ald. Burnett moved to amend the application to a Type 1, which passed by a voice vote.
Ald. Burnett spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Beale moved to pass this Ordinance, as amended to a Type 1, which passed by a voice vote.

16. Zoning Reclassification Map No. 1-G at 1000 W Carroll Ave, 311 N Morgan and 345 N Morgan St - App No. 19980
Ald. Reboyras moved to incorporate the records, from the Plan Commission, for this Ordinance, which passed by a voice vote.
Ald. Burnett spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Lopez moved to pass this Ordinance, as revised, which passed by a voice vote.
17. Zoning Reclassification Map No. 1-G at 1234-1248 W Fulton Market/301-315 N Elizabeth St - App No. 20059T1
Ald. Cappleman moved to incorporate the records, from the Plan Commission, for this Ordinance, which passed by a voice vote.
Ald. Reboyras moved to accept the substitute narrative and plans for this Ordinance, which passed by a voice vote.
Ald. Cappleman moved to accept the substitute ordinance, which passed by a voice vote.
Ald. Burnett spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Austin moved to pass this Ordinance, as amended, as revised and with substitute narrative and plans, which passed by a voice vote.
18. Zoning Reclassification Map No. 16-G at 954 W 71st St - App No. 20143
Ald. Lopez inquired about where customers would park.
Applicant replied that customers would park on the street.
Ald. Reboyras expressed support for this business proposal.
Ald. Lopez moved to pass this Ordinance, which passed by a voice vote.
19. Zoning Reclassification Map No. 18-D at 7541 S Ellis Ave - App No. 20133
Chairman Tunney indicated that this item was being deferred, per the attorney.
Alderman Cappleman moved to accept the deferral request, which passed by a voice vote.
20. Zoning Reclassification Map No. 5-J at 3200 W Armitage Ave - App No. 20144T1
Attorney Murphy submitted an aldermanic support letter to the Committee.
Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.
21. Zoning Reclassification Map No. 2-I at 2735 W Polk St - App No. 20141
Chairman Tunney inquired about the brick being used on side of building.
Applicant indicated that it is common Chicago brick.
Chairman Tunney acknowledged receipt of a support letter from Alderman Ervin.
Ald. Lopez moved to pass this Ordinance, which passed by a voice vote.
22. Zoning Reclassification Map No. 2-G at 711 S Loomis St - App No. 20184
Chairman Tunney acknowledged support from Alderman Ervin for this application.
Ald. Cappleman moved to pass this Ordinance, which passed by a voice vote.
23. Zoning Reclassification Map No. 9-K at 3538 N Lowell Ave - App No. 20149
Ald. Reboyras spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Cappleman moved to pass this Ordinance, which passed by a voice vote.
24. Zoning Reclassification Map No. 9-J at 3654-3656 W Belmont Ave - App No. 20157T1

Ald. Reboyras moved to accept the substitute narrative and plans for this Ordinance, which passed by a voice vote.
Ald. Reboyras spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Cappleman moved to pass this Ordinance, with substitute narrative and plans, which passed by a voice vote.

25. Zoning Reclassification Map No. 9-J at 3644 W Belmont Ave - App No. 20163

Ald. Reboyras spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Cappleman moved to pass this Ordinance, which passed by a voice vote.

26. Zoning Reclassification Map No. 9-L at 3612 N Cicero Ave - App No. 20172T1

Ald. Reboyras spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Osterman moved to pass this Ordinance, which passed by a voice vote.

27. Zoning Reclassification Map No. 7-M at 2748 N Austin Ave - App No. 20173T1

Ald. Beale moved to accept the substitute narrative and plans for this Ordinance, which passed by a voice vote.
Ald. Reboyras spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Lopez inquired about the property ownership.
Ald. Lopez moved to pass this Ordinance, with substitute narrative and plans, which passed by a voice vote.

28. Zoning Reclassification Map No. 7-M at 3001-3007 N Austin Ave - App No. 20130

Ald. Reboyras moved to accept the substitute ordinance, which passed by a voice vote.
Ald. Reboyras spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Osterman moved to pass the substitute ordinance, which passed, as amended, by a voice vote.

29. Zoning Reclassification Map No. 5-H at 1601 N Western Ave - App No. 20165T1

Ald. Waguespack spoke in support of this Ordinance, which covers a property located in his ward.
Chairman Tunney inquired about the parking that would be made available.
Attorney Barnes replied that 35 parking spaces would be created.
Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.

30. Zoning Reclassification Map No. 5-M at 5612-5614 W Grand Ave - App No. 20140

Chairman Tunney acknowledged receipt of a support letter from Ald. Villegas
Ald. Beale moved to pass this Ordinance, which passed by a voice vote.

31. Zoning Reclassification Map No. 1-L at 527 N Lockwood Ave - App No. 20176

Chairman Tunney acknowledged receipt of a support letter from Ald. Mitts.
Ald. Cappleman moved to pass this Ordinance, which passed by a voice vote.

32. Zoning Reclassification Map No. 9-N at 3413-3415 N Harlem Ave - App No. 20161

Chairman Tunney acknowledged receipt of a support letter from Ald. Sposato.
Chairman Tunney inquired about the parking that would be made available.
Attorney Kupiec replied that 6 parking spaces would be created.
Ald. Osterman moved to pass this Ordinance, which passed by a voice vote.

33. Zoning Reclassification Map No. 11-M at 6101 W Montrose Ave - App No. 20185
Chairman Tunney inquired whether the property previously contained a dwelling unit. Attorney Kolpak respond that the property did not previously have a dwelling unit. Chairman Tunney acknowledged receipt of a support letter from Ald. Sposato. Ald. Cappleman moved to pass this Ordinance, which passed by a voice vote.
34. Zoning Reclassification Map No. 11-M at 6328-6332 W Irving Park Rd - App No. 20186T1
Chairman Tunney indicated that this item was being deferred, per the attorney. Alderman Reboyras moved to accept the deferral request, which passed by a voice vote.
35. Zoning Reclassification Map No. 11-M at 6334-6338 W Irving Park Rd - App No. 20187T1
Chairman Tunney indicated that this item was being deferred, per the attorney. Alderman Reboyras moved to accept the deferral request, which passed by a voice vote.
36. Zoning Reclassification Map No. 13-H at 2150 W Foster Ave - App No. 20137
Chairman Tunney acknowledged receipt of a support letter from Ald. Vasquez. Ald. Osterman moved to pass this Ordinance, which passed by a voice vote.
37. Zoning Reclassification Map No. 13-I at 5100-5108 N Western Ave - App No. 20148T1
Ald. Lopez moved to amend the application to a Type 1, which passed by a voice vote. Chairman Tunney acknowledged receipt of a support letter from Ald. Vasquez. Ald. Osterman inquired regarding the number of affordable units within this project. The applicant responded that 3 affordable units would be provided. Mr. Valenziano (of the Dept. of Planning and Development) later corrected that only two affordable units were required within this project. Ald. Lopez moved to pass this Ordinance, as amended to a Type 1, which passed by a voice vote.
38. Zoning Reclassification Map No. 9-G at 3542 N Southport Ave - App No. 20182
Attorney Ftikas indicated that he was amending the ordinance to a Type 1. Ms. Wellhausen indicated that Chairman Tunney was in support of this Ordinance. Ald. Beale moved to pass this Ordinance, as amended to a Type 1, which passed by a voice vote.
39. Zoning Reclassification Map No. 7-G at 3131-3141 N Sheffield Ave - App No. 20020T1
Ald. Osterman inquired regarding the number of affordable units within this project. The applicant responded that no affordable units were required, because they were previously provided. Chairman Tunney confirmed that the affordable units were previously provided and indicated that he was in support of this Ordinance, which covers a property located in his ward. Ald. Beale requested clarification on the affordable units required. Ald. Lopez moved to pass this Ordinance, which passed by a voice vote.
40. Zoning Reclassification Map No. 11-G at 4635-4641 N Broadway - App No. 20188
Ald. Cappleman spoke in support of this Ordinance, which covers a property located in his ward. Ald. Lopez moved to pass this Ordinance, which passed by a voice vote.
41. Zoning Reclassification Map No. 11-G at 1039-1045 W Lawrence Ave - App No. 20192T1
Ald. Cappleman spoke in support of this Ordinance, which covers a property located in his ward.

Chairman Tunney inquired about the applicant opting out of the provision of SRO units. Atty. Ftikas indicated that the owner complied with all of the SRO Preservation Ordinance requirements and also indicated 8 affordable units would remain in the building. Ald. Osterman moved to pass this Ordinance, which passed by a voice vote.

42. Zoning Reclassification Map No. 9-H at 3914 N Hermitage Ave - App No. 20150T1
Ald. Cappleman moved to accept the substitute narrative and plans for this Ordinance, which passed by a voice vote.
Ald. Lopez moved to pass this Ordinance, with substitute narrative and plans, which passed by a voice vote.
43. Zoning Reclassification Map No. 11-H at 4646-4650 N Damen Ave - App No. 20154
Chairman Tunney acknowledged receipt of a support letter from Ald. Martin.
Ald. Cappleman moved to pass this Ordinance, which passed by a voice vote.
44. Zoning Reclassification Map No. 11-H at 4311 N Western Ave - App No. 20155
Chairman Tunney acknowledged receipt of an email expressing support of Ald. Martin.
Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.
45. Zoning Reclassification Map No. 13-G at 5524-5530 N Magnolia Ave - App No. 20174
Ald. Osterman spoke in support of this Ordinance, which covers a property located in his ward.
Ald. Lopez moved to pass this Ordinance, which passed by a voice vote.
46. Zoning Reclassification Map No. 17-H at 2119 W Touhy Ave - App No. 20136
Chairman Tunney acknowledged receipt of an email expressing support of Ald. Silverstein.
Ald. Osterman moved to pass this Ordinance, which passed by a voice vote.
47. Zoning Reclassification Map No. 8-I at 2900-2902 W Pershing Rd - App No. 20102
Ald. Reboyras moved to pass this Ordinance, which passed by a voice vote.
48. Zoning Reclassification Map No. 16-G at 1223 W Marquette Rd - App No. 19771
Ald. Cappleman moved to incorporate the records, from the Plan Commission, for this Ordinance, which passed by a voice vote.
Chairman Tunney inquired about the residential units that have been provided in the building. Applicant stated that former rooms will be converted to 25 studio apartments.
Chairman Tunney acknowledged receipt of a support letter from Ald. Moore.
Ald. Reboyras moved to pass this Ordinance, as revised, which passed by a voice vote.
49. Zoning Reclassification Map No. 5-K at 2200 N Keeler Ave and 4200 W Palmer St - App No. 20093T1
Ald. Cappleman moved to accept the substitute narrative and plans for this Ordinance, which passed by a voice vote.
Chairman Tunney acknowledged receipt of a support letter from Ald. Ramirez-Rosa.
Ald. Osterman moved to pass this Ordinance, with substitute narrative and plans, which passed by a voice vote.
50. Zoning Reclassification Map No. 11-I at 2763 W Lawrence Ave - App No. 20091
Chairman Tunney acknowledged receipt of a support letter from Ald. Vasquez.

Chairman Tunney inquired if this was a TOD project.

Attorney Pikarski replied in the affirmative.

Ald. Osterman moved to pass this Ordinance, which passed by a voice vote.

51. Zoning Reclassification Map No. 1-F at 1-39 W Wacker Dr, 200-240 N State St, 2-40 W Lake St and 209-241 N Dearborn St - App No. 20117

Ald. Cappleman moved to incorporate the records, from the Plan Commission, for this Ordinance, which passed by a voice vote.

Chairman Tunney inquired about the drop-off area for this project.

Chairman Tunney confirmed that Ald. Reilly supported this project at Plan Commission.

Ald. Waguespack moved to pass this Ordinance, as revised, which passed by a voice vote.

52. Zoning Reclassification Map No. 13-G at 5356 N Sheridan Rd - App No. 20096T1

Ald. Osterman spoke in support of this Ordinance, which covers a property located in his ward.

Ald. Waguespack moved to pass this Ordinance, which passed by a voice vote.

With the Committee having no further business, on a motion by Ald. Reboyras, the meeting was adjourned.

On October 15, 2019 at 2:00 p.m., the Committee on Zoning, Landmarks and Building Standards held a meeting in City Hall, Room 200.

The following committee members were present:

Tunney (44), Reboyras (30), Hopkins (2), Dowell (3), Sawyer (6), Beale (9), Lopez (15), Moore (17), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Cardona (31), Waguespack (32), Austin (34), Villegas (36), Reilly (42), Cappleman (46), Osterman (48), Hadden (49).

Chairman Tunney called the meeting to order.

Chairman Tunney indicated that the following item was being deferred:

Amendment of Municipal Code Section 17-9-0118-D regarding placement of freestanding wireless communication facilities in Parks and Open Space (POS-1) districts.

1. Public Comment

- a) Toi Hutchinson spoke on #A2019-63
- b) Andre Brumfield on #A2019-73
- c) Kimberly Bares on #2019-6926
- d) Jaimin Patel on #2019-6926

- e) Edmund Dante Hamilton on #2019-6926
- f) Toriano Sanzone on #2019-6926
- g) Gabriel Mendoza on #2019-6926
- h) Amy Nathan on #2019-6926
- i) Peter Contos on #2019-6926
- j) Rhonda Thompson on #2019-6926
- k) Kevin Slaughter on #2019-6926
- l) Willie J.R. Fleming on #2019-6926
- m) Patti Gallagher on #2019-73
- n) Susan Fox on #2019-6926
- o) George Blakemore on #2019-6926
- p) Katelyn Johnson on #2019-6926
- q) Kyra Woods on #2019-6934
- r) David Kolata on #2019-6934
- s) Melena Hessel on #2019-6934
- t) Christie Hicks on #2019-6934
- u) Mark Nabon on #2019-6934
- v) Brian Uebaszewski on #2019-6934
- w) Mary Eysenbach on #2019-73

Chairman Tunney initiated the review of mayoral appointments.

2) Appointment (No. 1920) of **Maurice Cox** as Commissioner of the Department of Planning & Development

Appointee Cox spoke on his professional background and experiences.

Ald. Beale stated that he believed Mr. Cox was uniquely qualified.

Ald. Beale also inquired about the hiring of John Arena and the hiring of minority individuals within the department.

Ald. Austin inquired about Mr. Cox's concept of a "residential department of planning."

Appointee Cox replied that local residents' input on project plans/designs would be a significant component of the City's review process.

Ald. Austin inquired about how Appointee Cox would be able to promote investments in under-invested areas of the City.

Appointee Cox replied that City (infrastructure) investments would signal to private sector where to invest.

Ald. Dowell inquired about innovative investment practices that appointee Cox would facilitate.

Appointee Cox replied that he had previously promulgated a "Strategic Neighborhood Fund," which brought together philanthropic, public and corporate investments into target neighborhoods to facilitate development.

Appointee Cox indicated that he would be exclusively dedicating planning staff to specific geographic areas (west and south sides) of the City.

Ald. Moore commended Mayor on this appointment, but also indicated that the City must be intentional and purposeful in developing the targeted south side and west side neighborhoods.

Ald. Cappleman stated that City's processing of large projects takes a very long time.

Appointee Cox spoke about "form-based" zoning reform significantly reducing processing times.

Ald. Cappleman inquired whether appointee Cox would be involved in reforming ARO Ordinance.

He responded yes and that he would be working with Housing Commissioner Novara on the effort. He also stated that a city-wide conversation was needed to determine whether affordable housing units should be a part of **every** development.

Appointee Cox also stated that maintaining current affordable housing stock was equally important.

Ald. Reboyras stated that this was an excellent appointment by the Mayor.

Ald. Burnett commended the Mayor on this appointment and stated that he appreciated appointee Cox's understanding of "leveraged development," which challenges developers to also develop in under-invested areas, in addition to developed areas of the City.

Ald. Waguespack noted good work that appointee Cox did in Detroit and stated that he looked forward to working with Mr. Cox.

Ald. Sigcho-Lopez inquired about what could be done to address the displacement concerns of residents in developing areas, and asked how the TIF program could be improved.

Appointee Cox replied that displacement concerns in Detroit were addressed through the creation of housing trust fund which helped offset displacement pressures. He also stated that TIF funds will need to be distributed in a more equitable manner.

Ald. Lopez inquired whether future development goals were still achievable in this climate of large budget-deficits.

Appointee Cox replied in the affirmative, but stated that the City still needs to have a proactive strategy for growth.

He also expressed that he was concerned about addressing the City's dwindling population and emphasized the importance of providing the necessary amenities to keep residents from leaving.

Ald. Lopez asked how gentrification could be proactively addressed.

Appointee Cox responded that the City could implement real solutions, such as an affordable housing fund, and by locking-in/maintaining the existing affordable housing stock.

Ald. Lopez inquired about appointee Cox's opinion of the Chicago Zoning Code.

Appointee Cox replied that some commercially-zoned streets, with up to 60% vacancies, are over-zoned, and the City should look at relaxing some of the rigid zoning restrictions to allow for more flexible use options.

Ald. Taylor inquired whether appointee Cox would be in Chicago for the long-term.

He replied that he was compelled by the Mayor's desire to institute equitable development for all parts of the City, and that Chicago could be a national leader in the effort.

As such, Chicago is the place where he really wants to be.

Ald. Hairston mentioned the problems that she has had with the Dept. of Planning & Development in the past, and encouraged appointee Cox to review operations and clean house to ensure a proactive department. She also recommended that he should review and reform the SSA program, which is run by individuals who are not accountable to the citizens of Chicago.

She also mentioned that corporate discrimination exists and impedes investment in neighborhoods of color.

Ald. Smith stated that appointee Cox was an excellent pick and that his experience and background in planning are sorely needed as he leads the department.

Ald. Villegas stated that appointee Cox was an excellent selection by the Mayor.

Ald. Villegas also stated that appointee Cox should consider cleaning house in the department and bring in new people that are committed to proactively promoting investment in the neighborhoods. He also stated that there should be a planner assigned to every ward.

Ald. Villegas motioned to approve the appointment of Maurice Cox, which passed by a voice vote.

- 3) Amendment of Municipal Code Chapters 17-10 and 17-17 by adding new Sections 17-10-1011 and 17-17-0251.5 concerning electric vehicles and electric vehicle supply equipment

Ald. Reilly moved to accept a substitute ordinance, which passed by a voice vote.

Ald. Reilly mentioned that there has been a substantial increase in the sale of electric vehicles. The ordinance will require the installation of infrastructure that would permit the installation of charging stations only in new-construction buildings that meet the minimum unit thresholds. He stated that It is much less expensive to install the infrastructure during construction and very expensive to retrofit existing buildings.

Ald. Reilly was disappointed that the stronger ordinance that he sponsored, which would have made Chicago a national leader, was not being considered. He hopes that the stronger version can be considered in the near-future, so Chicago does become the national leader.

Ald. Moore moved to pass the substitute ordinance, which passed, as amended, by a voice vote.

- 4) Appointment (No. 1922) of **Paola Aguirre Serrano** as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023 to succeed Carmen A. Rossi, whose term has expired

Appointee Serrano spoke on her professional background and experiences.

Ald. Reboyras welcomed appointee Serrano and mentioned that Latina experts, such as her, were needed in the Landmarks Commission.

Chairman Tunney welcomed appointee Serrano and commended the Mayor on this appointment.

Ald. Reboyras moved to approve this appointment, which passed by a voice vote.

- 5) Appointment (No. 1914) of **Guacolda Reyes** as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2021, to complete the unexpired term of Leslie F. Bond, Jr., who has resigned

Appointee Reyes spoke on her professional background and experiences.

Ald. Rodriguez expressed his support for this appointment.

Ald. Reboyras welcomed and congratulated appointee Reyes.

Ald. Lopez stated that he did not support this appointment.

Ald. Sigcho-Lopez stated he knew appointee Reyes to be a strong advocate of affordable housing and expressed his support for this appointment.

Ald. Villegas commended the Mayor on another stellar appointment and expressed his support for this appointment.

Ald. Reilly motioned to approve this appointment, which passed by a voice vote, with Ald. Lopez voting against the appointment.

- 6) Amendment of Municipal Code Section 2-120-600 regarding Chicago Landmark Commission membership

Dijana Cuvalo of the Dept. of Planning & Development spoke regarding the ordinance.

Ald. Waguespack moved to pass this ordinance, which passed by a voice vote.

- 7) **Ordinances for large signs over 100 feet in area, 24 feet above grade at:**

Issuance of permits for sign(s)/signboard(s) at 4646 S Drexel Blvd - south elevation

Issuance of permits for sign(s)/signboard(s) at 4646 S Drexel Blvd - east elevation

Issuance of permits for sign(s)/signboard(s) at 12600 S Torrence Ave

Issuance of permits for sign(s)/signboard(s) at 2290 S Grove St

Issuance of permits for sign(s)/signboard(s) at 639 W Roosevelt Rd - north elevation

Issuance of permits for sign(s)/signboard(s) at 639 W Roosevelt Rd - south elevation
Issuance of permits for sign(s)/signboard(s) at 639 W Roosevelt Rd - west elevation
Issuance of permits for sign(s)/signboard(s) at 210 N Carpenter St
Issuance of permits for sign(s)/signboard(s) at 670 W Hubbard St
Issuance of permits for sign(s)/signboard(s) at 112 N May St
Issuance of permits for sign(s)/signboard(s) at 1001 W Fulton Market
Issuance of permits for sign(s)/signboard(s) at 1001 W North Ave - east elevation
Issuance of permits for sign(s)/signboard(s) at 1001 W North Ave - north elevation
Issuance of permits for sign(s)/signboard(s) at 3443 W Addison St - west elevation
Issuance of permits for sign(s)/signboard(s) at 3443 W Addison St - north elevation
Issuance of permits for sign(s)/signboard(s) at 7435 W Talcott Ave
Issuance of permits for sign(s)/signboard(s) at 110 N Wacker Dr - east elevation
Issuance of permits for sign(s)/signboard(s) at 110 N Wacker Dr - west elevation
Issuance of permits for sign(s)/signboard(s) at 110 N Wacker Dr - north elevation
Issuance of permits for sign(s)/signboard(s) at 110 N Wacker Dr - south elevation
Issuance of permits for sign(s)/signboard(s) at 620 N LaSalle Dr
Issuance of permits for sign(s)/signboard(s) at 1007 N Rush St - Permit No. 100838632
Issuance of permits for sign(s)/signboard(s) at 1007 N Rush St - Permit No. 100838635
Issuance of permits for sign(s)/signboard(s) at 101 N Wacker Dr
Issuance of permits for sign(s)/signboard(s) at 300 E Ohio St - west elevation
Issuance of permits for sign(s)/signboard(s) at 300 E Ohio St - south elevation
Issuance of permits for sign(s)/signboard(s) at 565 W Randolph St - Permit No. 100833415
Issuance of permits for sign(s)/signboard(s) at 565 W Randolph St - Permit No. 100833416
Issuance of permits for sign(s)/signboard(s) at 565 W Randolph St - Permit No. 100833417
Issuance of permits for sign(s)/signboard(s) at 646 N Michigan Ave - east elevation - Permit No. 100809159
Issuance of permits for sign(s)/signboard(s) at 646 N Michigan Ave - east elevation - Permit No. 100809165
Issuance of permits for sign(s)/signboard(s) at 646 N Michigan Ave - north elevation
Issuance of permits for sign(s)/signboard(s) at 58 E Oak St - Permit No. 100815204
Issuance of permits for sign(s)/signboard(s) at 58 E Oak St - Permit No. 100815200
Issuance of permits for sign(s)/signboard(s) at 800 W Belden Ave
Issuance of permits for sign(s)/signboard(s) at 331 W Surf St - north elevation
Issuance of permits for sign(s)/signboard(s) at 331 W Surf St - west elevation
Issuance of permits for sign(s)/signboard(s) at 3519 N Clark St - 38 square feet
Issuance of permits for sign(s)/signboard(s) at 3519 N Clark St - 181 square feet
Issuance of permits for sign(s)/signboard(s) at 3519 N Clark St - 157 square feet - Permit No. 100839401
Issuance of permits for sign(s)/signboard(s) at 3519 N Clark St - 157 square feet - Permit No. 100839400
Issuance of permits for sign(s)/signboard(s) at 919 W Montrose Ave and 4334 N Hazel St

Ald. Cardona moved to pass the sign orders, which passed by a voice vote.

8) Amendment of Municipal Code Title 17 regarding cannabis-related activities

The meeting was reconvened at 7:30 p.m.

Chairman Tunney indicated that after much negotiation, a substitute ordinance was being put forward.

Zoning Administrator Patrick Murphey spoke on the revised zoning provisions and requirements of the substitute cannabis-related ordinance.

Ald. Ervin requested that the revised ordinance be sent to all alderman for further review.

Ald. Moore expressed concerns that the revised ordinance did not address equity concerns.

Ald. Beale affirmed Mr. Moore's concerns that ordinance did not adequately address equity concerns.

Chairman Tunney recessed the committee meeting until 9:00 a.m., the next morning of October 16, 2019.

The Committee meeting was re-started at 9:00 a.m. on Wednesday, October 16, 2019.

Zoning Administrator Patrick Murphey spoke on the zoning provisions and requirements of the substitute cannabis-related ordinance.

Ald. Reilly moved to accept the substitute ordinance, which passed by a voice vote.

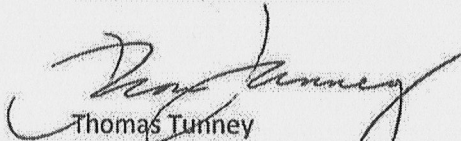
Ald. Burnett commended Chairman Tunney and the Mayor's office for working with the Black Caucus to come up with a compromise substitute ordinance.

Ald. Reilly also complimented the Mayor's office and Chairman Tunney for their work on this ordinance.

Ald. Burnett moved to pass the substitute ordinance, which passed, with Ald. Lopez voting against, as amended.

With the Committee having no further business, on a motion by Ald. Rodriguez, the meeting was adjourned.

Respectfully submitted,



Thomas Tunney

Chairman, Committee on Zoning, Landmarks and Building Standards