



**CITY COUNCIL**  
CITY OF CHICAGO

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

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

**Committee on Zoning, Landmarks and Building Standards**

**Monthly Rule 45 Report**

**November 2021**

On November 16, 2021, at 10:00 a.m., the Committee on Zoning, Landmarks and Building Standards held a meeting conducted via videoconference.

The following committee members were present:

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

Chairman Tunney called the meeting to order.

He started the meeting by requesting approval of the Rule 45 Report containing the minutes of the October 12, 2021 meeting of the Committee on Zoning, Landmarks & Building Standards.

*Alderman Lopez moved to approve the Rule 45 Report; there were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

**Deferral requests** were submitted for the following items:

Zoning Reclassification Map No. 9-H at 3840 N Lincoln Ave - App No. CPC-5

Zoning Reclassification Map No. 9-H at 4050 N Laporte Ave

Zoning Reclassification Map No. 4-H at 1930 W 21st St. - App No. 20847

Zoning Reclassification Map No. 15-J at 6111-6199 N Lincoln Ave and 6231-6257 N McCormick Blvd - App No. 20851

Zoning Reclassification Map No. 9-H at 3914-3930 N Lincoln Ave/3909-3917 N Damen Ave - App No. 20850

Zoning Reclassification Map No. 1-G at 360 N Green St - App No. 20853

Zoning Reclassification Map No. 4-J at 3401-3423 W Ogden Ave, 1842-1854 S Homan Ave and 1901-1909 S Trumbull Ave - App No. 20852

Zoning Reclassification Map No. 5-G at 2032 N Clybourn Ave - App No. 20854

*Ald. Dowell moved to accept the above-noted deferrals; there were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

Chairman Tunney initiated the **Public Comment** portion of the meeting.

1. William Reed spoke on Ordinance No. 2021-3730
2. Marilyn O'Neill spoke on Ordinance No. 2021-3730
3. Christine James spoke on Ordinance No. 2021-1201
4. Michelle Strassburger spoke on Ordinance No. 2021-2002
5. Jennifer Rumin spoke on Ordinance No. 2021-2002

Chairman Tunney initiated the consideration of **Text Amendments**

1. Amendment of Municipal Code Sections 17-6-0403-F and G regarding permitted by right and special use approval for eating and drinking establishments within Planned Manufacturing District Nos. 4A and 14

*Ald. Burnett spoke in support of the ordinance which will allow for an eating venue to have an outdoor café in a Planned Manufacturing District in his ward.*

*Ald. Lopez inquired whether the ordinance would be a permanent allowance of outdoor dining in the PMD.*

*Ald. Burnett replied yes.*

*Ald. Lopez inquired why the initiative is not being done on a citywide basis.*

*Zoning Administrator Murphey indicated that some PMD's don't allow restaurant uses, while other allowed restaurants don't want outdoor dining. The city is trying to do these allowances on a case-by-case basis.*

*Ald. Cardona motioned to pass this ordinance; there were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

Chairman Tunney initiated the consideration of a **Landmark Fee Waiver**

1. Historical landmark fee waiver for property at 1936 S Michigan Ave

*Michele Rhymes spoke regarding the fee waiver application of the 2<sup>nd</sup> Presbyterian Church of Chicago.*

*Ald. Dowell spoke in support of the fee waiver ordinance.*

*Ald. Hadden moved to pass this ordinance; there were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

**Orders for large signs over 100 feet in area, 24 feet above grade.**

Issuance of permits for sign(s)/signboard(s)

Or2021-290 located at 2432 N Milwaukee Ave

Or2021-291 located at 2606 N Elston Ave

TBD located at 1 W Chicago Ave

TBD located at 1 W Chicago Ave

TBD located at 1 W Chicago Ave

TBD located at 1 W Chicago Ave

TBD located at 3 W Chicago Ave

TBD located at 3 W Chicago Ave

TBD located at 3 W Chicago Ave

TBD located at 3 W Chicago Ave

TBD located at 3 W Chicago Ave

TBD located at 1000 W North Ave

Or2021-277 located at 2300 S State St - southeast corner

Or2021-278 located at 2300 S State St - northeast corner

Or2021-279 located at 2300 S State St - northeast elevation

Or2021-264 located at 9110 S Stony Island Ave

TBD located at 7051 S Western Ave

Or2021-272 located at 125 W 87th St

Or2021-280 located at 215 N Peoria St - east elevation

Or2021-281 located at 215 N Peoria St - north elevation

TBD located at 1155 W Fulton Market

Or2021-276 located at 4039 W Diversey Ave

Or2021-267 located at 110 N Wacker Dr - north elevation

Or2021-268 located at 110 N Wacker Dr - west elevation

Or2021-269 located at 110 N Wacker Dr - east elevation

Or2021-270 located at 300 N Michigan Ave

*Ald. Moore moved to pass the sign orders collectively; there were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

Chairman Tunney initiated the consideration of **Map Amendments**.

1. Zoning Reclassification Map No. 13-L at 5330-5338 W Argyle St - A8726

*Ald. Gardiner spoke in support of this aldermanic ordinance, which covers a property located in his ward.*

*Ald. Cardona moved to pass this ordinance. The item was approved by the affirmative majority vote of the members present for the roll call to determine quorum.*

2. Zoning Reclassification Map No. 9-G at 3504 N Clark St - App No. A8725

*Vice-Chairman Reboyras presided over the consideration of this ordinance.*

*Ald. Tunney spoke in support of this aldermanic ordinance, which covers a property located in his ward.*

*Ald. Cardona moved to pass this ordinance. The item was approved by the affirmative majority vote of the members present for the roll call to determine quorum.*

3. Zoning Reclassification Map No. 10-D at 4644-4658 S Drexel Blvd and 832-850 E 47th St - App No. A8719

*Ald. King spoke in support of this aldermanic ordinance, which covers a property located in her ward.*

*Ald. Cardona moved to pass this ordinance. The item was approved by the affirmative majority vote of the members present for the roll call to determine quorum.*

4. Zoning Reclassification Map No. 3-G at 1523 W Fry St

*Ald. Reilly moved to defer this ordinance, until March 2022. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

5. Zoning Reclassification Map No. 3-H at 1576 N Milwaukee Ave - App No A8711

*Ald. La Spata spoke in support of this aldermanic ordinance, which covers a property located in his ward.*

*Ald. Reilly moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

6. Zoning Reclassification Map No. 9-H at 3350 N Ashland Ave - App No. 20849

*Chairman Tunney confirmed receipt of a support letter from Ald. Martin.*

*Ald. Cardona moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

7. Zoning Reclassification Map No. 5-H at 1860 N Milwaukee Ave - App No. 20863

*Ald. Waguespack moved to accept the substitute ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Waguespack spoke in support of this ordinance, which covers a property located in his ward.*

*Ald. Moore moved to pass this ordinance, as amended. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

8. Zoning Reclassification Map No. 11-H at 2042-2046 W Irving Park Rd - App No. 20802T1

*Ald. Reboyras moved to accept the substitute narrative and plans. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Chairman Tunney confirmed receipt of a support letter from Ald. Martin.*

*Ald. Cardona moved to pass this ordinance, with substitute narrative and plans. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

9. Zoning Reclassification Map No. 5-J at 3335 W Fullerton Ave - App No. A8724

*Ald. Ramirez-Rosa spoke in support of this aldermanic ordinance, which covers a property located in his ward.*

*Ald. Cardona moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

10. Zoning Reclassification Map No. 13-H at 4927 N Claremont Ave - App No. 20855T1

*Ald. Cardona moved to accept the substitute narrative and plans. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Chairman Tunney confirmed receipt of a support letter from Ald. Vasquez.*

*Ald. Reilly moved to pass this ordinance, with substitute narrative and plans. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

11. Zoning Reclassification Map No. 26-F at 400 W 107th St

*Ald. Austin requested that this ordinance be held.*

*Ald. Cardona moved to defer this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

12. Zoning Reclassification Map No. 11-M at 4149 N Austin Ave - App No. 20860

*Chairman Tunney confirmed receipt of a support letter from Ald. Sposato.*

*Ald. Dowell moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

13. Zoning Reclassification Map No. 2-I at 512-528 S California Ave - App No. 20864

*Ald. Burnett moved to defer this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

14. Zoning Reclassification Map No. 22-D at 823-833 E 87th St - App No. 20857T1

*Chairman Tunney confirmed receipt of a support letter from Ald. Harris.*

*Ald. Dowell moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

15. Zoning Reclassification Map No. 18-I at 2850 W Columbus Ave - App No. A8722

*Vernon Willis of Alderman Curtis' office expressed Ald. Curtis' support for the aldermanic ordinance which covers a property in his ward.*

*Ald. Lopez moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Lopez moved to incorporate the records from the Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Lopez moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

16. Zoning Reclassification Map No. 30-F at 501 to 517 W 119th St - App No. 20848T1

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

*Ald. Lopez moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

17. Zoning Reclassification Map No. 7-M at 3108-3112 N. Central Ave - App No. 20845

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

*Ald. Lopez inquired if the business was relocating from a south side location (yes).*

*Ald. Lopez moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

18. Zoning Reclassification Map No. 7-N at 7150-7160 W Grand Ave - App No. 20861

*Chairman Tunney confirmed the support of Ald. Taliaferro.*

*Ald. Waguespack moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

19. Zoning Reclassification Map No. 3-I at 820 N California Ave - App No. 20858

*Chairman Tunney confirmed receipt of a support letter from Ald. Maldonado.*

*Ald. Hopkins moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

20. Zoning Reclassification Map No. 18-I at 7737-7739 S Kedzie Ave - App No. 20862

*Chairman Tunney confirmed receipt of a support letter from Ald. Curtis.*

*Ald. Cardona moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

21. Zoning Reclassification Map No. 7-K at 4014 W Parker Ave - App No. 20677T1

*Ald. Hopkins moved to accept the substitute narrative and plans. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

*Ald. Waguespack moved to amend the original application to an M1-1 to correct a typo. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Waguespack moved to pass this ordinance, with substitute narrative and plans, and as amended. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

22. Zoning Reclassification Map No. 4-F at 554 W Cullerton St - App No. 20846T1

*Ald. Sigcho-Lopez spoke in support of this ordinance, which covers a property located in his ward.*

*Ald. Austin moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

23. Zoning Reclassification Map Nos. 18-I and 18-J at 3100 W 77th St and 7600 S Kedzie Ave - App No. 20710

*Ald. Hopkins moved to incorporate the records from the Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Chairman Tunney confirmed receipt of a support letter from Ald. Curtis.*

*Ald. Dowell moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*



24. Zoning Reclassification Map No. 16-G at 1414-1416 W 69th St - 20819T1

*Ald. Reboyras moved to accept this ordinance, as amended to a Type 1 ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Chairman Tunney confirmed receipt of a support letter from Ald. Moore.*

*Ald. Austin moved to pass this ordinance, as amended to a Type 1. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Austin moved to accept the substitute ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Austin moved to pass this ordinance, as substituted. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

25. Zoning Reclassification Map No. 7-G at 1545 W Thomas St - App No. 20856T1

*Brian Pelrine of Ald. Hopkins' office expressed Ald. Hopkins' support for this ordinance.*

*Ald. Sigcho-Lopez moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

26. Zoning Reclassification Map No. 3-I at 2546 W Haddon Ave - App No. 20859

*Chairman Tunney confirmed receipt of a support letter from Ald. La Spata.*

*Ald. Reboyras moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

27. Zoning Reclassification Map No. 17-H at 6542-6558 N Clark St/1637-1649 W Albion Ave - App No. 20493T1

*Ald. Reboyras moved to accept the substitute ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Reboyras moved to accept the substitute narrative and plans. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Reboyras moved to pass this ordinance, with substitute narrative and plans, and as amended. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

28. Zoning Reclassification Map No. 1-G at 400 N Elizabeth St - App No. 20712

*Ald. Waguespack moved to incorporate the records from the Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Burnett indicated his support for this ordinance, which covers a property located in his ward.*

*Ald. Hopkins expressed his support for the ordinance and encouraged his colleagues to support it also.*

*Ald. Hopkins moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

29. Zoning Reclassification Map No. 1-G at 315 N May St/1112 W Carroll Ave - App No. 20707

*Ald. Hopkins moved to incorporate the records from the Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Burnett indicated his support for this ordinance, which covers a property located in his ward.*

*Ald. Hopkins moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

30. Zoning Reclassification Map No. 3-G at 1521-1525 N Elston Ave - App No. 20840T1

*Ald. Austin moved to incorporate the records from the Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Austin moved to accept the substitute ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Burnett indicated his support for this ordinance, which covers a property located in his ward.*

*Ald. Austin moved to pass this ordinance, as revised and as amended. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

31. Zoning Reclassification Map No. 3-J at 3518-3556 W Division St - App No. 20749T1

*Ald. Hopkins moved to accept the substitute narrative and plans. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Chairman Tunney confirmed receipt of a support letter from Ald. Maldonado.*

*Ald. Waguespack moved to pass this ordinance, with substitute narrative and plans. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

32. Zoning Reclassification Map No. 4-F at 1930-2050 S Jefferson St, 1927-2051 S Desplaines St, 2020-2050 S Desplaines St, 2037-2051 S Ruble St and 561-571 W Cullerton St - App No. 20564

*Ald. Sigcho-Lopez spoke in support of this ordinance, which covers a property located in his ward. The zoning change will revert PD No. 1123 to its original zoning of B2-3.*

*Ald. Rodriguez moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

33. Zoning Reclassification Map No. 10-L at 4210-4258, 4300-4358 and 4400-4458 S Cicero Ave, 4800-4926 and 4801-4959 W 44th St, 4301-4359 S LaPorte Ave, 4800-4958 W 45th St and 4401-4435 and 4441-4459 S Laverne Ave - App No. 20657

*Ald. Hopkins moved to incorporate the records from the Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Rodriguez indicated his support for this ordinance, which covers a property located in his ward.*

*Ald. Cardona moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

34. Zoning Reclassification Map No. 3-F at 171 W Oak St - App No. 20740

*Ald. Waguespack moved to incorporate the records from the Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Hopkins indicated his support for this ordinance, which covers a property located in his ward.*

*Ald. Hopkins moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

35. Zoning Reclassification Map No. 8-H at 3300-3900 S Ashland Ave

*Ald. Cardona moved to defer this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*There being no further business to conduct, Ald. Cardona moved to adjourn the meeting. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Thomas Tunney".

Thomas Tunney  
Chairman, Committee on Zoning, Landmarks & Building Standards