



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

May 2020

On May 19, 2020 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), Beale (9), Lopez (15), Moore (17), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Reboyras (30), Cardona (31), Waguespack (32), Villegas (36), Reilly (42), Cappleman (46), Osterman (48), Hadden (49).

The following committee member was not present:

Austin (34).

Chairman Tunney called the meeting to order.

He started the meeting by requesting approval of the Rule 45 Report containing the minutes of the March 16, 2020 meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderman Reboyras moved to approve the Rule 45 Report, which passed via a voice vote.

Deferral requests were submitted for the following items:

Zoning Reclassification Map No. 5-G at 2015-2031 N Mendell St - App No. 20384

Zoning Reclassification Map No. 26-E at 720 E 111th St - App No. 20353

Zoning Reclassification Map No. 30-B at 3000-3148 E 122nd St - App No. 20396

Zoning Reclassification Map No. 12-I at 4800-4858 S Western Ave and 2401-2559 W 48th St - App No. 20392

Zoning Reclassification Map No. 10-H at 4614-4624 S Marshfield Ave - App No. 20352

Zoning Reclassification Map No. at 1701-1725 W 61st St, 6100-6158 S Paulina St, 1700-1724 W 62nd St and 6101-6159 S Hermitage Ave - App No. 20374

Zoning Reclassification Map No. 16-F at 38 W 64th St - App No. 20397

Zoning Reclassification Map No. 6-K at 4243 W Ogden Ave - App No. 20365

Zoning Reclassification Map No. 3-I at 1201-1209 N California Ave and 2744-2758 W Division St - App No. 20375

Zoning Reclassification Map No. 1-G at 932-940 W Randolph St and 150-154 N Sangamon St - App No. 20371T1

Zoning Reclassification Map No. 1-G at 1132 W Fulton Market - App No. 20381

Zoning Reclassification Map No. 3-G at 816 N May St - App No. 20385

Zoning Reclassification Map No. 5-H at 1712 to 1720 N Damen Ave - App No. 20386T1

Zoning Reclassification Map No. 5-H at 1842-1858 W Webster Ave/2200-2242 N Lister Ave - App No. 20389T1

Zoning Reclassification Map No. 13-J at 4918 N Drake Ave - App No. 20367

Zoning Reclassification Map No. 9-I at 3401-3425 N California Ave/2704-2718 W Roscoe St - App No. 20393

Zoning Reclassification Map No. 7-J at 3139 N Central Park Ave - App No. 20370

Zoning Reclassification Map No. 15-K at 5636 N Karlov Ave - App No. 20401

Zoning Reclassification Map Nos. 1-F and 2-F at 641-663 W Madison St, 641-661 W Washington Blvd, 2-40 N Des Plaines St, 640-662 W Madison St, 541-663 W Madison St, 2-40 S Clinton St, 540-718 W Monroe St, 1-39 S Jefferson St, 1-39 S Des Plaines St and 2-40 S Des Plaines St - App No. 20377

Zoning Reclassification Map No. 1-E at 400 N Lake Shore Dr - App No. 20376

Zoning Reclassification Map No. 9-G at 1118-1124 and 1128 W Patterson Ave - App No. 20388T1

Zoning Reclassification Map No. 9-K at 3911-3985 N Milwaukee Ave/4671-4777 W Irving Park Rd - App No. 20394

Zoning Reclassification Map No. 9-F at 3630-3636 N Lake Shore Dr and 601-627 W Waveland Ave - App No. 20391

Zoning Reclassification Map No. 9-H at 2035 W Irving Park Rd - App No. 20362T1-**WITHDRAWN**

Zoning Reclassification Map No. 13-G at 5001-5009 N Clark St - App No. 20383

TAD-593 Amendment of Municipal Code Section 13-64-150 to further regulate standards for installation of smoke alarms and smoke detectors

Zoning Reclassification Map No. 30-E at 11944 S Prairie Ave - App No. 20373

Ald. Sadlowski-Garza inquired about the deferred items that were awaiting review at the Chicago Plan Commission.

Ald. Sigcho-Lopez stated for the record that he is waiting on a landmarking ordinance, which he introduced in May 2019, to be heard at the Committee on Zoning, Landmarks and Building Standards.

Ald. Beale moved to accept these deferrals, which passed on a voice vote.

1. Public Comment

- a. Eugene Kornota spoke on #2020-1822
- b. Brian Farley spoke on #2020-1822
- c. Mary Lou Seidel spoke on #2020-1821 & #2020-1822
- d. Ward Miller spoke on #2020-1821 & #2020-1822
- e. Richard Friedman spoke on #2020-1822
- f. Diane Gonzalez spoke on #2020-1822

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

- 1. Zoning Reclassification Map No. 3-I at 2655 W Haddon Ave - App No. 20364T1

Chairman Tunney confirmed a communication indicating Ald. LaSpata's support for this item.

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

- 2. Zoning Reclassification Map No. 10-I at 4117 S Albany Ave - App No. 20358

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

Ald. Hopkins inquired if the basement space was occupied, and he was informed that it was not.

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

3. Zoning Reclassification Map No. 17-H at 7131 N Western Ave - App No. 20372T1

Ald. Reboyras moved to amend the application to an elective Type 1 application, which passed by a voice vote.

Chairman Tunney confirmed receipt of a support letter from Ald. Silverstein.

Ald. Hadden inquired about the timeline for construction and was informed that the completion goal was the fall of 2020.

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

4. Zoning Reclassification Map No. 9-G at 3240 N Sheffield Ave - App No. 20357

Vice-Chairman Reboyras presided over the hearing of this item, as Chairman Tunney recused himself, since this item covers a property located in the 44th ward.

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

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

5. Zoning Reclassification Map No. 4-K at 1348 S Karlov Ave - App No. 20399

Chairman Tunney confirmed receipt of a support letter from Ald. Scott.

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

6. Zoning Reclassification Map No. 7-N at 3122 N Narragansett Ave - App No. 20361

Chairman Tunney confirmed receipt of a support letter from Ald. Villegas.

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

7. Zoning Reclassification Map No. 15-G at 5938-5940 N Broadway - App No. 20400

Chairman Tunney confirmed receipt of a support letter from Ald. Osterman.

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

8. Zoning Reclassification Map No. 4-H at 2132 W 18th Pl - App No. 20380T1

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

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

9. Zoning Reclassification Map No. 2-I at 2731 W Lexington St - App No. 20379T1

Chairman Tunney confirmed communication of support from Ald. Ervin.

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

10. Zoning Reclassification Map No. 9-K at 3218 N Karlov Ave - App No. 20390T1

Ald. Reboyas spoke in support of this item, which covers a property located in his ward.

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

11. Zoning Reclassification Map No. 13-I at 2465-2479 W Foster Ave/5151-5159 N Lincoln Ave - App No. 20378T1

Chairman Tunney confirmed receipt of a support letter from Ald. Vazquez, who requested a restrictive covenant.

Ald. Osterman inquired about the number of affordable units in the project (6).

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

12. Zoning Reclassification Map No. 4-H at 2207 W 18th St - App No. 20286T1

Ald. Hadden moved to accept the substitute narrative and plans, which passed by a voice vote.

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

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

13. Zoning Reclassification Map No. 10-D at 4200-4214 S Berkeley Ave - App No. 20369T1

Chairman Tunney confirmed receipt of a support letter from Ald. King.

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

14. Zoning Reclassification Map No. 10-F at 4351-4401 S Halsted St - App No. 20354T1

Ald. Reboyas moved to accept the substitute narrative and plans, which passed by a voice vote.

Chairman Tunney confirmed receipt of a support letter from Ald. Thompson.

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

15. Zoning Reclassification Map No. 7-F at 2530-2538 N Orchard St and 701 W Wrightwood Ave - App No. 20387

Chairman Tunney confirmed receipt of a support letter from Ald. Smith.

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

1. Historical Landmark Designations

Or2020-1821 Historical landmark designation for Blackwell-Israel Samuel A.M.E. Zion Church Building at 3956 S Langley Ave

Dijana Cuvalo of the Department of Planning & Development spoke in support of this landmark designation ordinance.

Chairman Tunney confirmed receipt of a support letter from Ald. King.

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

Or2020-1822 Historical landmark designation for Near North Side Multiple Property District at various portions of N Dearborn St, E Erie St, W Grand Ave, E Huron St, W Ontario St, N Rush St, N State St and E Superior St

Dijana Cuvalo of the Department of Planning and Development spoke in support of this landmark designation ordinance.

Ald. Reilly spoke in support of this item, which covers properties located in his ward.

Ald. Waguespack and Ald. Dowell spoke in support of this landmarking ordinance.

Ald. Hopkins inquired whether the City's Law Dept. would be responding to a resident's legal complaint (yes).

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

16. Zoning Reclassification Map No. 1-E at 421-451 N Michigan Ave, 137-209 E Illinois St and 458-478 Cityfront Plaza Dr - App No. 20323

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

Ald. Reilly spoke in support of this item, which covers a property located in his ward.

Ald. Ervin inquired about the MBE African-American participation on the project.

Attorney George stated that \$20,000,000 in funds for project allocated for MBE contractors.

Ald. Ervin asked that list of MBE contractors be emailed to interested aldermen.

Ald. Dowell asked that the MBE contractor list be broken down by ethnic/racial origin.

Ald. Burnett asked if selected general contractor would consider partnering with African-American contractor.

Project partner Lee Golub stated that it would be considered.

Ald. Lopez congratulated Ald. Reilly on project and appreciated contribution to Neighborhood Opportunity Fund. He also encourage developer to surpass stated MBE/WBE goals.

Ald. Dowell congratulated Ald. Reilly and inquired about the developer's approach to affordable housing requirements.

Attorney George replied that developer was complying with the minimum City ARO requirements, with the 11 onsite units' bedroom sizes proportional to the mix in the entire building.

Zoning Administrator Murphey informed Ald. Dowell that the Dept. Housing would ensure that onsite affordable units would actually be created.

Ald. Burnett commended Ald. Reilly, noted the significance of the building, the importance of the affordable housing funds and units being provided and the opportunities for MBE participation.

Ald. Sigcho-Lopez reiterated the importance of follow-through to ensure actual participation of MBE/WBE contractors.

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

17. Zoning Reclassification Map No. 2-F at 200-340 S Canal St, 500-530 W Van Buren St, 201-399 S Clinton St and 501-531 W Adams St - App No. 20348

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

Ald. Reilly spoke in support of this item, which covers a property located in his ward.

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

18. Zoning Reclassification Map No. 6-F at 2345-2353 S Wentworth Ave - App No. 20359

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

Ald. Sigcho-Lopez commended the developer for his local hiring commitment.

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

19. Zoning Reclassification Map No. 9-K at 4205-4207 W Roscoe St - App No. 20360

Ald. Reboyras spoke in support of this item, which covers a property located in his ward.

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

20. Zoning Reclassification Map No. 6-H at 2435-2437 S Leavitt St - App No. 20368T1

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

Chairman Tunney asked the Dept. of Planning to address the SRO Ordinance requirements.

Zoning Administrator Patrick Murphey stated that this building pre-dated the SRO Ordinance, so the provisions did not apply to this project.

Ald. Sigcho-Lopez stated that his zoning review committee had confirmed that the SRO Ordinance did not apply to this project.

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

21. Zoning Reclassification Map No. 6-H at 2049 W Coulter St - App No. 20395T1

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

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

22. Zoning Reclassification Map No. 1-L at 4848 W Madison St - App No. 20366

Ald. Ervin spoke in support of this item, which covers a property located in his ward.

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

23. Zoning Reclassification Map No. 7-J at 3051 N Monticello Ave - App No. 20356

Ald. Reboyras spoke in support of this item, which covers a property located in his ward.

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

24. Zoning Reclassification Map No. 11-H at 2214 W Wilson Ave - App No. 20351

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

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

25. Zoning Reclassification Map No. 9-M at 6341 W Henderson St - App No. 20398

Chairman Tunney confirmed receipt of a support letter from Ald. Villegas.

Ald. Lopez asked if property was acquired by the applicant as-is (yes).

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

26. Zoning Reclassification Map No. 13-M at 4801 N Austin Ave - App No. 20363

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

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

27. Zoning Reclassification Map No. 9-I at 3246-3360 N Campbell Ave, 2500-2546 W Melrose St and 3237-3429 N Rockwell St - App No. 20228

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

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

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

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

28. Zoning Reclassification Map No. 5-F at 1959 N Halsted St - App No. 20355

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

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

29. Zoning Reclassification Map No. 1-G at 1152 W Randolph St - App No. 20382T1

Ald. Dowell moved to amend the application to an elective Type 1 application, which passed by a voice vote.

Ald. Burnett spoke in support of this item, which covers a property located in his ward.

Ald. Burnett stated that applicant has agreed to bring on an African-American business partner for this proposed cannabis dispensary.

Ald. Reilly moved to pass this Ordinance, as amended, which passed by a voice vote.

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

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

TBD located at 225 E Chicago Ave

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Or2020-115 located at 3301 S State St

Or2020-114 located at 110 E Cermak Rd

Or2020-116 located at 2477 S Archer Ave

Or2020-105 located at 8522 S Lafayette Ave

Or2020-108 located at 4334 W 26th St

Or2020-106 located at 3714 W 26th St

Or2020-109 located at 4354 W 63rd St

Or2020-113 located at 1835 W Harrison St

Or2020-112 located at 2854 W Van Buren St - east elevation

Or2020-111 located at 2854 W Van Buren St - west elevation

Or2020-118 located at 2341 W Belmont Ave

Or2020-117 located at 1604 W Fullerton Ave

TBD located at 1024 W 119th St

TBD located at 1024 W 119th St

Or2020-119 located at 8755 W Higgins Rd

Or2020-122 located at 444 N Dearborn St/450 N Dearborn St - 108 sq. ft. - north elevation

Or2020-121 located at 444 N Dearborn St/450 N Dearborn St - 111 sq. ft. - north elevation

Or2020-120 located at 444 N Dearborn St/450 N Dearborn St - east elevation

Or2020-123 located at 4772 N Lincoln Ave

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

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