



**CITY COUNCIL**  
CITY OF CHICAGO

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

CITY HALL, ROOM 304  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602

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

**Monthly Rule 45 Report**

**September 2021**

On September 8, 2021, at 11:00 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), Austin (34), Villegas (36), Reilly (42), Cappleman (46), 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 July 20, 2021 meeting of the Committee on Zoning, Landmarks & Building Standards.

*Alderman Beale 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. 13-I at 4800 N Lincoln Ave; 2412-2432 W Lawrence Ave (even)

Zoning Reclassification Map No. 4-J at 3232-3246 W Cermak Rd - App No. 20719T1

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

Zoning Reclassification Map No. 5-G at 1918 N Mendell St - App No. 20797T1

Zoning Reclassification Map No. 11-H at 2250-2258 W Irving Park Rd - App No. 20757T1

Zoning Reclassification Map No. 85-B at 1215-1265 W Division St, 1030-1178 N Elston Ave and 1200-1212 W Cortez St - App No. 20784

Zoning Reclassification Map No. 1-G at 1353 W Fulton St/220 N Ada St - App No. 20786

Zoning Reclassification Map No. 5-F at 1628-1630 N Wells St - App No. 20628T1

*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. Willie J.R. Fleming spoke on Ordinance No. 2021-3249
2. Andy Pierce spoke on Ordinance No. 2021-3108
3. Mike Dimeo spoke on Ordinance No. 2021-3108
4. Loraine Jackson spoke on Ordinance No. 2021-2456
5. Kimmy Jordan spoke on Ordinance No. 2021-2456
6. Marvin Noriega spoke on Ordinance No. 2021-2456
7. Lou Weeks spoke on Ordinance No. 2021-2456
8. Pete Czosnyka spoke on Ordinance No. 2021-3108
9. Edie Moore spoke on Ordinance No. 2021-3249
10. Craig Moore spoke on Ordinance No. 2021-3249

Chairman Tunney initiated the consideration of **Mayoral Appointments**

1. Reappointment of Laura L. Flores as member of Chicago Plan Commission

*Ms. Flores spoke regarding her professional background and her work on the Chicago Plan Commission.*

*Ald. Burnett and Ald. Rodriguez spoke in support of Ms. Flores' reappointment.*

*Ald. Lopez 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.*

2. Reappointment of Guacolda E. Reyes as member of Chicago Plan Commission

*Ms. Reyes spoke regarding her professional background and her work on the Chicago Plan Commission.*

*Ald. Burnett and Ald. Rodriguez spoke in support of Ms. Reyes' reappointment.*

*Ald. Rodriguez 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 **Demolition within a Historic Landmark District**

Demolition of non-contributing building at 513 W Fullerton Pkwy (Mid-North Landmark District)

*Ald. Austin motioned to pass this order; 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 **Direct Introduction**

A correction to Ordinance 0202005757, for the property located at 1810-1820 N. Wells St

*Ald. Reboyras motioned to accept the direct introduction; 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 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)

Or2021-186 located at 919 N Michigan Ave

Or2021-188 located at 60 W Superior St

Or2021-189 located at 300 W Division St

Or2021-190 located at 3357 S Dr. Martin Luther King, Jr. Dr

Or2021-191 located at 2937 S Dr. Martin Luther King, Jr. Dr

Or2021-174 located at 9421 S Stony Island Ave

Or2021-183 located at 10900 S Doty Ave

TBD located at 6033 S. Wentworth Ave

TBD located at 1129 W. 47<sup>th</sup> St

TBD located at 1120 W. 47<sup>th</sup> St

TBD located at 1138 W. 48<sup>th</sup> St

TBD located at 3501 S Pulaski Road

TBD located at 404 W Harrison St

Or2021-179 located at 1001 W North Ave - north elevation

Or2021-180 located at 1001 W North Ave - south elevation

Or2021-181 located at 1001 W North Ave - east elevation

Or2021-182 located at 1001 W North Ave - west elevation

TBD located at 4801 N Austin Ave

*Ald. Lopez 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 **Text Amendments**

1. Amendment of Municipal Code Chapter 18-28 regarding mechanical systems and building provisions, and coordinating amendments of Chapters 2-116, 4-344, 4-376, 11-20, 14A-1, 14B-10, 14B-11, 14M-1 and 18-36

*Ald. Reboyras motioned to accept the substitute 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.*

*Commissioner of the Buildings Department, Matthew Beaudet spoke on the details of the ordinance to amend the mechanical code.*

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

2. Amendment of Municipal Code Chapters 17-3, 17-4, 17-5, 17-7, 17-9 and 17-14 regarding standards and requirements for cannabis-related establishments

*Ald. Lopez objected to accepting the substitute ordinance that was circulated 90 minutes before the start of the meeting.*

*Ald. Beale reiterated Ald.. Lopez's objection.*

*Ald. Reboyras motioned to accept the substitute ordinance.*

*Ald. Beale asked to lay the motion on the table.*

*Chairman Tunney requested a roll call on the motion to lay on the table.*

*The following members voted yes to lay the motion on the table:*

*Beale, Lopez, Moore, Sigcho-Lopez.*

*The following members voted yes to lay the motion on the table:*

*Tunney, Reboyras, Hopkins, Dowell, Sawyer, Rodriguez, Burnett, Cardona, Austin, Villegas, Reilly, Cappleman, Osterman, Hadden.*

*The motion to lay on the table fails by a 4-14 vote.*

*Ald. Reboyras motioned to accept the substitute ordinance; the item was approved by the affirmative vote of a majority of the members present for the roll call to determine quorum, with Ald. Lopez and Ald. Beale voting no.*

*Ald. Sawyer inquired whether the intent was to try to pass this ordinance at this meeting (yes).*

*Ald. Burnett stated that social equity applicants were waiting on the ordinance to pass, so they can establish a cannabis-related business.*

*William Shih, Policy Advisor in the Mayor's office, presented details regarding the substitute cannabis ordinance.*

*Ald. Burnett expressed his concern that social equity license recipients can sell their license to buyers who will not have to abide by the social equity requirements. He asked why this is allowed.*

*Mr. Shih responded that the City does not control licensing nor issue licenses. At the state level, safeguards should be put in place to address this issue.*

*Ald. Beale expressed that he was disturbed about the licensing process, in which minorities are not getting opportunities in the industry. He stated that the City Council was being hoodwinked. He also stated that Springfield needed to make things right, and he encouraged his colleagues to vote no on the ordinance.*

*Ald. Villegas inquired about the revised Central District exclusion area and the fiscal impact of excluding the Michigan Avenue corridor (Mr. Shih clarified the revised map and stated that the fiscal impact of excluding Michigan Avenue to 16<sup>th</sup> Street should be marginal).*

*Ald. Villegas inquired about when cannabis consumption lounges would be allowed (State law allows lounges in tobacco shops and existing dispensaries. It would be best for more dispensaries to be approved to expand the potential pool of lounge locations).*

*Ald. Dowell stated that she requested the extension of the Michigan Avenue exclusion zone to 16<sup>th</sup> Street.*

*Ald. Osterman requested a one-pager that details the Springfield legislative process on the cannabis legislation. He expressed his support for eliminating the B3 districts as potential sites for cannabis businesses. He also recommended that the administration have a liaison to assist applicants throughout the entire cannabis license application process.*

*Ald. Lopez stated that the cannabis license application process is flawed and that the flaws have not been corrected. He stated that the committee should not be rushed into approving the new zoning requirements. He stated that committee members should say no to the ordinance.*

*Ald. Sawyer inquired about the impact about excluding the B3 from the permitted zoning districts. (Mr. Shih stated that allowing B3 would create more opportunities in African American wards).*

*Ald. King echoed concerns about the lack of equity in the industry. She stated that the General Assembly needs to make more changes to address the issue. She inquired whether the social equity qualification options were studied (Yes, but City does not have the power to limit licenses based on social equity concerns, because the state has control over the licensing process). She encouraged the committee to hold the legislation.*

*Ald. Moore inquired how many of the cannabis applicants were majority minority owners (Mr. Shih stated that he could send the applicants list). He asked whether applicants in B Districts could go through the ZBA process to request zoning approval for the dispensaries. (No, they are not permitted in any B districts).*

*Ald. Dowell inquired whether the applicant can hold a community meeting without the collaboration of the local alderman. (Applicants are required to notify the alderman). She stated that the community meeting should be jointly done between the Alderman and the applicant.*

*Chairman Tunney asked Mr. Shih to confirm whether the ownership breakdown of applicants was publicly available (no).*

*Ald. Sigcho-Lopez inquired what the effect would be to postpone the approval of the legislation another month (Mr. Shih stated that if a second wave of licenses are issued before approval, it could leave the City "flat-footed," and leave the applicants unsure about City requirements and regulations).*

*Ald. Lopez inquired why the City of Chicago is not requiring ownership disclosure (It is required within the ZBA process).*

*Chairman Tunney requested a 10 minute recess to ascertain the will of the committee on whether to move forward with the cannabis legislation.*

*Chairman Tunney decided to hold the cannabis legislation, and to move on to the Regular Agenda.*

*Ald. Lopez motioned to defer consideration of the legislation.*

*Chairman Tunney denied the motion and proceeded with the Regular Agenda.*

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

1. Zoning Reclassification Map No. 18-F at 543-555 W 78th St, 7800-7838 S Fielding Ave and 552-574 W 79th St - App No. A8713

*Ald. Moore and Sawyer spoke in support of this aldermanic ordinance, which covers a property located their ward.*

*Zoning Administrator Patrick Murphey stated that the Zoning Dept. supports the ordinance.*

*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.*

2. Zoning Reclassification Map No. 20-F at 601-659 W 79th St, 7901-7909 S Union Ave and 7901-7915 S Lowe Ave - App No. A8714

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

*Ald. Osterman 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.*

3. Zoning Reclassification Map No. 9-G at 3401-3425 N Seminary Ave, 1014-1048 W Roscoe St and 1015-1043 W Roscoe St - App No. A8709

*Vice-Chair Reboyras presided over the hearing of this item.*

*Ald. Cardona moved to accept the substitute 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. Tunney spoke in support of this aldermanic ordinance, which covers properties located in his ward.*

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

4. Zoning Reclassification Map No. 9-G at 1113-1115 W Patterson Ave - App No. 20758T1

*Vice-Chair Reboyas presided over the hearing of this item.*

*Ald. Austin moved to accept the 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.*

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

*Ald. Villegas 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.*

5. Zoning Reclassification Map No. 9-G at 3549-3551 N Sheffield Ave - App No. 20791

*Vice-Chair Reboyas presided over the hearing of this item.*

*Ald. Tunney spoke in support of this 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.*

6. Amendment of Municipal Code Section 17-3-0503-D by modifying certain pedestrian retail street designations on portions of N Lincoln Ave

*Ald. Vasquez spoke in support of this aldermanic ordinance, which covers a street located 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.*

7. Zoning Reclassification Map No. 15-G at 1101-1109 W Granville Ave/6172 N Winthrop Ave - App No. 20780

*Ald. Osterman indicated his support for this ordinance, which covers a property located 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.*

8. Zoning Reclassification Map No. 13-G at 5354-5356 N Sheridan Rd - App No. 20801T1

*Ald. Reboyas moved to accept the 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.*

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

*Ald. Hadden 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-M at 1819-1833 N Major Ave and 1812 N Central Ave - App No. 20501T1

*Ald. Reboyras moved to incorporate the records from the Plan Commission for 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. Reboyras moved to accept the 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.*

*Ald. Cardona moved to pass this ordinance, as revised and 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.*

10. Zoning Reclassification Map No. 13-G at 5033-5035 N Broadway - App No. 20792T1

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

*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.*

11. Zoning Reclassification Map No. 13-H at 4901-4917 N Paulina St - App No. 20788T1

*Ald. Lopez moved to accept the 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.*

*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.*

12. Zoning Reclassification Map No. 13-H at 1601-1717 W Winnemac Ave, 1614-1640 W Winnemac Ave, 4900-5028 N Ashland Ave, 1600-1614 W Ainslie St, 5001-5029 N Paulina St, 4916-5028 N Paulina St and 4901-4909 and 4917 N Paulina St - App No. 20787

*Ald. Lopez moved to incorporate the records from the Plan Commission for 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 confirmed receipt of a support letter from Ald. Martin.*

*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.*



13. Zoning Reclassification Map No. 26-F at 10857 S Halsted St - App No. 20800

*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.*

14. Zoning Reclassification Map No. 5-J at 1650 N Spaulding Ave - App No. 20803T1

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

*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.*

*Chairman Tunney called up the Amendment of Municipal Code Chapters 17-3, 17-4, 17-5, 17-7, 17-9 and 17-14 regarding standards and requirements for cannabis-related establishments for consideration.*

*Ald. Sawyer stated that he was conferring with lawyers to improve the legislative language regarding social equity issues.*

*Cannabis license applicant Edie Moore stated that disallowing cannabis licenses in B3 districts would make it more difficult for social equity applicants. It would be another impediment to finding suitable locations in the City. It would increase the time and cost of establishing a cannabis business in the City.*

*Ald. Lopez asked whether it was the Chairman's intention to pass the legislation at the meeting (yes).*

*Ald. Lopez reiterated his plea to hold the legislation and not vote on it at the meeting.*

*Ald. Moore inquired about the ownership reporting requirement (if own more than 5%, you are required to disclose).*

*Ald. King reiterated her plea to hold the legislation and not vote on it at the meeting.*

*Ald. Lopez motioned to defer consideration of the cannabis legislation.*

*Ald. Dowell inquired whether the Chairman would commit to hear in the Zoning Committee a revised cannabis ordinance that would be submitted by Alderman Sawyer (any ordinance introduced will be entertained and go through regular review process).*

*Ald. Villegas mentioned that the cannabis-related ordinances that he has introduced has not been heard by the Zoning Committee. (Chairman Tunney replied that Ald. Villegas was a member of the cannabis task force).*

*Chairman Tunney requested a roll call vote on the motion to defer the legislation.*

*Members voting to defer the legislation:*

Hopkins, Beale, Lopez, Moore, Sigcho-Lopez, Austin, Hadden.

*Members voting to not defer the legislation:*

Dowell, Rodriguez, Burnett, Cardona, Waguespack, Reilly, Cappleman, Reboyas, Tunney, Sawyer.

*The motion to defer failed with 10 against and 7 in favor.*

*Vice Chairman Reboyas motioned to pass the ordinance.*

*Ald. Lopez requested a roll call vote.*

*Members voting in favor of passing the cannabis legislation:*

Reboyas, Hopkins, Dowell, Sawyer, Rodriguez, Burnett, Cardona, Waguespack, Austin, Villegas, Reilly, Cappleman, Hadden, Tunney.

*Members voting against the cannabis legislation:*

Beale, Lopez, Moore, Sigcho-Lopez.

*The cannabis legislation passes 14 in favor versus 4 against.*

*Chairman Tunney resumed hearing items on the Regular Agenda.*

15. Zoning Reclassification Map No. 4-H at 1916 S Leavitt St - App No. 20778

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

16. Zoning Reclassification Map No. 3-I at 2739 W Haddon Ave - App No. 20795T1

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

*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.*

17. Zoning Reclassification Map No. 13-L at 5120 N Elston Ave - App No. 20776T1

*Ald. Cardona moved to amend the ordinance to a Type 1 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 confirmed receipt of a support letter from Ald. Gardiner.*

*Ald. Cardona moved to pass this ordinance, as amended to a Type 1 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. 8-J at 3215 W 38th Pl - App No. 20781

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

*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.*

19. Zoning Reclassification Map No. 6-J at 2455-2457 S Christiana Ave - App No. 20782.

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

*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. 11-K at 4712-4738 W Irving Park Rd - App No. 20785

*Ald. Cardona moved to incorporate the records from the Plan Commission for 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.*

*Nicole confirmed receipt of two letters of support and two letters of opposition, plus the receipt of about 70 form letters in opposition.*

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

*Ald. Hadden stated that she had big concerns with the lack of affordable housing units (6) being offered on site. (The applicant is paying into the affordable requirements ordinance fund).*

*Ald. Hadden inquired whether the project would fall under the old ARO provisions (yes). She stated that if the project was delayed one month, the project would fall under the new ARO law that would require more affordable units on site.*

*She stated that the project goes against the spirit of the new ARO that is attempting to provide more affordable units in areas, such as the 45<sup>th</sup> ward, that lack affordable housing.*

*Ald. Capplemann pointed out that the monies going into the affordable housing fund will help pay for affordable housing available to the poorest individuals at 30% AMI or below. These funds are vital to pay for offsite affordable housing, so he will vote to support this project.*

*Ald. Hadden inquired whether Ald. Gardiner would be willing to hold the item, to require more affordable onsite housing.*

*Ald. Gardiner indicated that the developer was unable to complete the project, if he was subject to the new ARO. Ald. Gardiner indicated that he was not willing to "play poker" with the project, by raising the onsite ARO requirement.*

*Ald. Lopez inquired how long the site has been vacant (since June of 2018). He asked how long the developer has owned property (since the end of 2019). He asked if the project is ready to go after passage of the zoning change (yes). He stated that the committee should not hold back the project to make it comply with the new ARO provisions. He asked the committee to support the item.*

*Ald. Sigcho-Lopez requested a confirmation of the development options.*

*Ald. Gardiner reiterated that the developer stated that the project could not proceed with additional onsite ARO requirements, and he was not willing to "play poker" with the developer by forcing him to comply with the new ARO provisions.*

*Ald. Lopez moved to pass this ordinance, as revised. The item was approved by the affirmative vote of a majority of the members present for the roll call to determine quorum, with Aids. Sigcho-Lopez, Hadden & Rodriguez voting no.*

21. Zoning Reclassification Map No. 2-G at 1218 W Lexington St - App No. 20789T1

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

*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.*

22. Zoning Reclassification Map No. 6-H at 2243 W 23rd Pl - App No. 20794T1

*Chairman Tunney confirmed receipt of a support letter from Ald. Sigcho-Lopez.*

*Ald. Austin inquired about how many units are affordable in this project (1).*

*Ald. Hadden noted that the new unit being created would be affordable. It was not comparable to the Irving Park project.*

*Ald. Austin reiterated her question on why Ald. Sigcho-Lopez did not obtain more affordable units in this project.*

*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 No. 10-E at 3920-3932 S Calumet Ave - App No. 20790T1

*Ald. Cardona moved to accept the 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.*

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

*Ald. Hadden 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.*

24. Zoning Reclassification Map No. 1-L at 630 N Long Ave - App No. 20777

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

*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.*

25. Zoning Reclassification Map No. 9-J at 3661-3663 N Elston Ave - App No. 20793T1

*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.*

26. Zoning Reclassification Map No. 8-F at 3511 S Halsted St - App No. 20779T1

*Ald. Lopez inquired if the project will impact the next door business. (The two spaces and businesses will be merging).*

*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.*

27. Zoning Reclassification Map No. 6-G at 2626 S Throop St - App No. 20796T1

*Ald. Cardona moved to accept the 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.*

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

*Ald. Hopkins 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.*

28. Zoning Reclassification Map No. 8-F at 315-325 W 32nd St. - App No. 20798T1

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

*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.*

29. Zoning Reclassification Map No. 8-F at 3209-3231 S Shields Ave - App No. 20799T1

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

*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.*

30. Zoning Reclassification Map No. 7-G at 1341 W Wrightwood Ave - App No. 20663T1

*Ald. Cardona moved to accept the 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.*

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

*Ald. Hopkins 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.*

31. Zoning Reclassification Map No. 2-E at 523-545 S Wabash Ave/63-69 Ida B. Wells Dr/50-66 E Harrison St - App No. 20572

*Ald. Cardona moved to incorporate the records from the Plan Commission for 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. Austin 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.*

32. Zoning Reclassification Map No. 1-G at 1201-1235 W Washington Blvd/22-42 N Racine Ave - App No. 20742

*Ald. Austin moved to incorporate the records from the Plan Commission for 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. 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.*

33. Zoning Reclassification Map No. 4-E at 1338-1408 S Wabash Ave - App No. 20723

*Ald. Hopkins moved to incorporate the records from the Plan Commission for 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. 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. 20-B at 7400-7404 W Talcott Ave/7401-7425 W Everell Ave - App No. 20700

*Ald. Cardona moved to incorporate the records from the Plan Commission for 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. 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.*

35. Zoning Reclassification Map No. 3-F at 537-547 W Oak St and 939-957 N Larrabee St - App No. 20764T1

*Ald. Cardona moved to accept the 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.*

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

*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.*

36. Zoning Reclassification Map No. 2-F at 601 W Monroe St - App No. 20703

*Ald. Waguespack moved to incorporate the records from the Plan Commission for 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 inquired whether the parking lot that is being developed provided parking to nearby school and church (yes, but no formal agreements would preclude the development).*

*Ald. Hadden inquired whether there would be retail space (yes) and inquired about the affordable units being provided onsite (26 units onsite and the balance of commitment- \$15 million-would go to the ARO fund).*

*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.*

37. Zoning Reclassification Map No. 3-F at 901 N Halsted St - App No. 20730

*Ald. Waguespack moved to incorporate the records from the Plan Commission for 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. Burnett spoke in support of this ordinance, which covers a property located in his ward.*

*Ald. Waguespack inquired about how the neighboring concrete plant would impact the development (residential buildings were located further away from the plant).*

*Ald. Hadden enthusiastically supported this project because the developer is providing 20% of the units as affordable onsite units.*

*Ald. Hadden 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.*

38. Zoning Reclassification Map No. 3-F at 1120-1130 N State St - App No. 20728

*Ald. Cardona moved to incorporate the records from the Plan Commission for 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. Hopkins spoke in support of this ordinance, which covers a property located in his ward.*

*Ald. Burnett 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.*

39. Zoning Reclassification Map No. 1-F at 739-755 N Wells St - App No. 20711

*Ald. Burnett moved to incorporate the records from the Plan Commission for 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. Hopkins spoke in support of this ordinance, which covers a property located in his ward.*

*Ald. Austin 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.*

40. Zoning Reclassification Map No. 16-D at 835-861 E 63rd St/6301-6325 S Maryland Ave - App No. 20709

*Ald. Cardona moved to incorporate the records from the Plan Commission for 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. Burnett 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.*



41. Zoning Reclassification Map No. 3-F at 1546-1556 N Clark St, 101-129 W North Ave and 1555-1565 N LaSalle St - App No. 20783

*Ald. Hopkins motioned to defer this application. 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 dark ink, appearing to read "Thomas Tunney", written in a cursive style.

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