



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

January 2022

On January 25, 2022, 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), 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 December 14, 2021 meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderman Austin 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. 2-M at 1100-1104 S Menard Ave - App 20897

Zoning Reclassification Map No. 16-D at 6546 S Kimbark Ave - App No. 20892

Zoning Reclassification Map No. 7-J at 3110-3112 N Kedzie Ave - App No. 20901T1

Zoning Reclassification Map No. 4-H at 2324 W Cullerton Av - App No. 19933T1

Ald. Cappleman 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. Linda Konitz spoke on Ordinance No. 2021-625

Chairman Tunney initiated the consideration of a **Text Amendment**

1. Amendment of Municipal Code Titles 2, 14A, 14B, 14R and 14X and repeal of Chapter 13-9 regarding various technical corrections and modifications to Chicago construction codes

Ald. Hopkins 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.

Commissioner Matthew Beudet spoke regarding the substitute ordinance and requested favorable consideration of the ordinance.

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.

Chairman Tunney initiated the consideration of **Historical Landmark Fee Waivers**

1. Historical landmark fee waiver for property at 1106 N Hoyne Ave
2. Historical landmark fee waiver for property at 3402-3402 1/2 S Giles Ave

Michelle Rhymes described the work being done on each property and the requested fee waiver amount for each project.

Ald. Waguespack motioned to pass these orders; there were no objections, and the items were approved by the affirmative vote of all the members present for the roll call to determine quorum.

Chairman Tunney initiated the consideration of a **Historical Landmark Designation**

1. Historical landmark designation for Little Village Arch at 3100 W 26th St

Dan Klaiber spoke regarding the ordinance to designate the Little Village Arch as an historic landmark.

Ald. Cardenas expressed his full support of the proposed landmark designation ordinance.

Ald. Rodriguez and Ald. Lopez congratulated Ald. Cardenas on the proposed designation and expressed their support for the ordinance.

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.

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

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

Or2021-382 located at 2606 N. Elston Ave

Or2021-383 located at 2606 N. Elston Ave

Or2021-384 located at 2606 N. Elston Ave

Or2021-374 located at 2048 N. Milwaukee Ave

Or2021-365 located at 2101 E. 71st St

Or2021-378 located at 1454 W. Randolph St

Or2021-364 located at 6515 W Grand Ave

Or2021-367 located at 14 W. Hubbard St

Or2021-366 located at 108 N. State St

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

Or2021-372 located at 7546 S. Stony Island Ave

Ald. Cappleman 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. Lopez 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.

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

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

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

Ald. Hadden 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. Amendment of Planned Development No. 1054 - App No. A-8735

Ald. Sigcho-Lopez spoke in support of this aldermanic ordinance, which pertains to a Chicago Public Schools property located in his ward.

Ald. Sigcho-Lopez moved to incorporate the records from the Chicago 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. Sawyer 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.

3. Zoning Reclassification Map No. 4-J at 3201-3423 W Ogden Ave; 1800-1812 S Kedzie Ave; 1800-1813 S Sawyer Ave; 1800-1813 S Spaulding Ave; 1800-1813 S Christiana Ave; and 1839-1847 S Homan Ave

Ald. Scott spoke in support of this aldermanic ordinance, which covers a Chicago Police Department property located in his ward.

Ald. Osterman inquired whether the residential project would increase affordable housing in his ward (yes, it would be a 100% affordable project with a total of 65 units).

Ald. Lopez moved to incorporate the records from the Chicago 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. 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.

4. 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

Ald. Osterman moved to incorporate the records from the Chicago 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. Scott spoke in support of this ordinance, which covers an 100%-affordable residential project that would be located in his ward.

Ald. Cappleman lauded the design of the building and the fact that it would be 100% affordable.

Ald. Moore praised the project and the local diversity that will be a part of the development. He stated that this development model should be replicated in other parts of the city.

Ald. Moore 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.

5. Zoning Reclassification Map No. 19-H at 7201 N Clark St - App No. 20895

Ald. Hadden spoke in support of this ordinance, which covers a property located in her 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. Zoning Reclassification Map No. 8-H at 1513 W Erie St - App No. 20896T1

Ald. La Spata 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.

7. Zoning Reclassification Map No. 13-G at 1123 W Catalpa Ave - App No. 20898

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.

8. Zoning Reclassification Map No. 13-H at 5435 N Wolcott Ave - App No. 20890

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

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.

Steve Valenziano of the Zoning Dept. Informed the Zoning Committee that the matter needed to still go to the Chicago Plan Commission, so this item will not be reported out until after it passes at the Chicago Plan Commission.

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

Ald. Reboyras moved to incorporate the records from the Chicago 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. Reboyras 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.

10. Zoning Reclassification Map No. 7-F at 3120-3122 N Broadway - App No. 20902

Vice-Chair Reboyras presided over the hearing of this ordinance.

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

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.

11. Zoning Reclassification Map No. 9-G at 3537 N Racine Ave - App No. 20886

Vice-Chair Reboyras presided over the hearing of this ordinance.

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.

12. Zoning Reclassification Map No. 13-K at 5067 N Kimberly Ave - App No. 20887

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

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.

13. Zoning Reclassification Map No. 3-J at 856 N Harding Ave/3935-3945 W Iowa St - App No. 20899T1

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

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.

14. Zoning Reclassification Map No. 7-J at 3036 N Davlin Ct - App No. 20908

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

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.

15. Zoning Reclassification Map No. 4-H at 2124 S Ashland Ave/1600-1610 W 21st Pl - App No. 20907T1

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

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.

16. Zoning Reclassification Map No. 1-G at 1223-1245 W Fulton Market - App No. 20708

Ald. Reboyras moved to incorporate the records from the Chicago 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 spoke in support of this ordinance, which covers a property located in his ward.

Ald. Waguespack 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.

17. Zoning Reclassification Map No. 9-L at 3714 N Cicero Ave - App No. 20889T1

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

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.

18. Zoning Reclassification Map No. 3-M at 1256 N Waller Ave - App No. 20893T1

Ald. Taliaferro 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.

19. Zoning Reclassification Map No. 4-J at 1501 S Central Park Ave - App No. 20904

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

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.

20. Zoning Reclassification Map No. 16-F at 6901 S Perry Ave - App No. 20903T1

Ald. Sawyer 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.

21. Zoning Reclassification Map No. 3-G at 1438 W Augusta Blvd - App No. 20906

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

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.

22. Zoning Reclassification Map No. 3-G at 1458 W Augusta Blvd - App No. 20905

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

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.

23. Zoning Reclassification Map No. 3-H at 1714 W Beach Ave - App No. 20888

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

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.

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

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.

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. Hopkins expressed his opposition to this ordinance, which covers a property located in his ward.

Ald. Beale motioned Do Not Pass on the ordinance. There were no objections, so the ordinance did not pass, by the vote of all the members present for the roll call to determine quorum.

25. Zoning Reclassification Map No. 20-H at 8613 S Marshfield Ave - App No. 20891

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

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.

26. Zoning Reclassification Map No. 6-F at 3008 S Wells St - App No. 20885

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

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.

27. Zoning Reclassification Map No. 26-B at 10301-10347 S Torrence Ave - App No. 20894T1

Chairman Tunney confirmed receipt of a support letter from Ald. Sadlowski-Garza.

Ald. Reboyras 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.

28. Zoning Reclassification Map No. 121-B at 3201-3345 W 31st St and 3100-3258 S Kedzie Ave - App No. 20869

Ald. Cardona moved to incorporate the records from the Chicago 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 spoke in support of this ordinance, which covers a property located in his ward.

Ald. Lopez congratulated Ald. Rodriguez regarding this St. Anthony's hospital development. He also inquired if the project would include an improvement plan for Kedzie Avenue (yes, including improved traffic signals).

Ald. Dowell inquired whether the project will include the creation of a new hospital (yes, upon completion all staff will move to the new 151-bed hospital facility. The project will also include a recreational center which will be run by a local not-for-profit).

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.

29. Zoning Reclassification Map No. 10-E at 4009-4011 S Wabash Ave - App No. 20884T1

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

30. Zoning Reclassification Map No. 20-C at 8344 S Anthony Ave - App No. 20900

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

Ald. Lopez 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.

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

Ald. Cardona moved to incorporate the records from the Chicago 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 Ald. Maldonado's strong support for the project at the Chicago Plan Commission.

Ald. Waguespack 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. 10-F at 3900 S Normal Ave - App No. 20773

Ald. Lopez moved to incorporate the records from the Chicago 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 inquired about transportation improvements that would be provided in the project (there would be no need for new traffic lights).

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.

33. Zoning Reclassification Map No. 24-D at 9619-9645 S Cottage Grove Ave - App No. 20729

Ald. Lopez moved to incorporate the records from the Chicago 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. Harris.

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.

34. Zoning Reclassification Map No. 5-G at 1690 N Elston Ave - App No. 20841T1

Ald. Lopez moved to incorporate the records from the Chicago 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 spoke in support of 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.

Chairman Tunney clarified that Application # 20628T1 did not pass and would in fact be reported out as such at the January 26, 2022 meeting of the Chicago City Council.

There being no further business to conduct, Ald. Hopkins 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 black ink, appearing to read "Tom Tunney". The signature is fluid and cursive, with the first name "Tom" being more prominent than the last name "Tunney".

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