

**COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS
MONTHLY RULE 45 REPORT
FEBRUARY 2024**

On February 20, at 10:00 AM., the Committee on Zoning, Landmarks and Building Standards held a meeting in the Chicago City Council Chambers.

Vice Chair Lawson called the meeting to order at 10:19 AM and read the Council Chambers Code of Conduct rules. Vice Chair Lawson initiated roll call

The following committee members were present:

Lawson (44), LaSpata (1), Hopkins (2), Dowell (3), Hall (6), Harris (8), Beale (9), Moore (17), Mosley (21), Sigcho-Lopez (25), Fuentes (26), Burnett (27), Cruz (30), Conway (34), Ramirez-Rosa (35), Villegas (36), Knudsen (43), Clay (48)

Non committee members present:

O'Shea (19) Rodriguez (22)

Alders Hopkins, Moore and Clay requested to attend the meeting by remote means under the provisions of Rule 59 due to an emergency. Once quorum was established excluding the previously listed Alders, Vice Chair Lawson presented the request to present committee members, hearing no objection, the Alders, Hopkins, Moore and Clay were allowed to attend by remote means.

Vice Chair Lawson began the meeting by requesting the approval of the Rule 45 Report containing the minutes of the January 2024 Meeting of the Committee on Zoning, Landmarks & Building Standards.

Alder Dowell, 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.

A deferral request was submitted for the following items:

NO A-8862 FOR THE ADDRESS COMMONLY KNOWN AS 1257-1301 N ASHLAND AVE

FILE A-8856 FOR THE ADDRESS COMMONLY KNOWN AS 6244-50 W 63RD ST

FILE NO. 22349 FOR THE ADDRESS COMMONLY KNOWN AS 1347 W GRAND AVE

FILE NO. 22323 FOR THE ADDRESS COMMONLY KNOWN AS 4301-4453 S FEDERAL ST, 4300-4452 S DEARBORN ST, AND 4301-4453 S DEARBORN ST

FILE NO. 22327 FOR THE ADDRESS COMMONLY KNOWN AS 1614-1906 E 95TH ST

FILE NO. 22325 FOR THE ADDRESS COMMONLY KNOWN AS 10636 S WOODLAWN AVE

FILE NO. 22324 FOR THE ADDRESS COMMONLY KNOWN AS 4041, 4115, AND 4147 W OGDEN AND 2309 S KEELER AVE

FILE NO. 22351-T1 FOR THE ADDRESS COMMONLY KNOWN AS 2415-2425 W 24TH PL

FILE NO. 22337-T1 FOR THE ADDRESS COMMONLY KNOWN AS 3301-3315 W DIVISION AND 1148-1158 N SPAULDING AVE

Alder Villegas moved to accept the above-noted deferrals. There were no objections, and the deferrals were approved by the affirmative vote of all the members present for the roll call to determine quorum.

Vice Chair Lawson initiated the Public Comment portion of the meeting.

1. Natasha Grey, spoke about Manage Chicago and the immigrants being housed in their buildings
2. Ward Miller, spoke in opposition to File # 22324 (4041-4147 W Ogden)
3. George Blakmore spoke about the Regal in the 8th Ward
4. Francisca Rincon

Vice Chair Lawson initiated the consideration of Document No. O2024-0007343, the Amendment of Municipal Code Section 17-6-0403-F by requiring special use approval for religious assembly permits for PMD 11 located in the 25th Ward

Alder LaSpata moved to accept the substitute ordinance. There were no objections, and the substitute ordinance was accepted by the affirmative vote of all members present for the roll call to determine quorum.

Alder Sigcho-Lopez presented on this matter

Alder Dowell confirmed that this only applies to the 25th Ward in PMD 11

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

Vice Chair Lawson initiated the consideration of Large signs over 100 Sq.Ft in Area/ 24 Feet Above Grade

| | | | |
|----------------|----|---------------------|---------------------|
| Or2024-0007047 | 3 | 1414 S Wabash Ave | Public Storage |
| Or2024-0007507 | 15 | 1418 W 47th St | CSL Plasma |
| Or2024-0007500 | 21 | 221 W 83rd St | Buddy Bear Car Wash |
| Or2024-0007501 | 21 | 221 W 83rd St | Buddy Bear Car Wash |
| Or2024-0006755 | 22 | 3501 W 26th St | Jerome Montgomery |
| Or2024-0007103 | 25 | 2724 W 21st St | Frank Uhler |
| Or2024-0007061 | 25 | 2724 W 21st St | Frank Uhler |
| Or2024-0007097 | 25 | 2724 W 21st St | Frank Uhler |
| Or2024-0007091 | 25 | 2724 W 21st St | Frank Uhler |
| Or2024-0007354 | 27 | 905 W Fulton Market | FVH Jars LLC |
| Or2024-0007348 | 27 | 362 W Chicago Ave | Public Storage |
| Or2024-0007347 | 27 | 362 W Chicago Ave | Public Storage |

| | | | |
|----------------|----|--------------------|----------------------------------|
| Or2024-0007353 | 27 | 1242 W Washington | Extra Space Storage |
| Or2024-0007351 | 27 | 1242 W Washington | Extra Space Storage |
| Or2024-0007350 | 27 | 1242 W Washington | Extra Space Storage |
| Or2024-0007352 | 27 | 1242 W Washington | Extra Space Storage |
| Or2024-0007349 | 27 | 362 W Chicago Ave | Public Storage |
| Or2024-0007497 | 27 | 124 N Sangamon | Haymarket Center |
| Or2024-0007499 | 27 | 124 N Sangamon | Haymarket Center |
| Or2024-0007345 | 27 | 1950 W Carrol Ave | WM J. Cassidy Tire & Auto Supply |
| Or2024-0007344 | 27 | 1950 W Carrol Ave | WM J. Cassidy Tire & Auto Supply |
| Or2024-0007079 | 28 | 564 W Taylor St | Raising Cane's Restaurants LLC |
| Or2024-0007080 | 28 | 564 W Taylor St | Raising Cane's Restaurants LLC |
| Or2024-0006751 | 32 | 1435 W Webster Ave | Advocate |
| Or2024-0006748 | 32 | 1435 W Webster Ave | Advocate |
| Or2024-0007498 | 41 | 11601 W Touhy Ave | United Cargo |
| Or2024-0007502 | 43 | 658 W Belden Ave | The Bad Apple |
| Or2024-0007503 | 43 | 658 W Belden Ave | The Bad Apple |
| TBD | 46 | 4547 N. Broadway | Mobile Generation Prepaid LLC |
| TBD | 46 | 4547 N. Broadway | Mobile Generation Prepaid LLC |
| TBD | 46 | 4547 N. Broadway | Mobile Generation Prepaid LLC |

Alder Conway moved to collectively pass the orders . There were no objections, and the orders were approved by the affirmative vote of all the members present for the roll call to determine quorum

Vice Chair Lawson initiated the consideration of Map Amendments.

1. Zoning Reclassification Map No. 30-F at 146 W 127th St - A-8863

Alder Beale presented on this matter

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

2. Zoning Reclassification Map No. 8-G at 937-1021 W 31st St - App No. A-8864

Carlos Diaz of the 11th Ward presented on this matter

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

3. Zoning Reclassification Map No. 26-H at 11032 S Vincennes Ave App No. A-8859

Tristan Angus from the 19th Ward presented on this matter

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

4. Zoning Reclassification Map No. 26-G at 10541 S Aberdeen St- App No. A-8865

Alder Mosely presented on this matter

Heather Gleason, director of planning for Chicago Park District thanked Alder Mosely for his leadership on this

Alder LaSpata asked if this was the same project that was in the Committee on Finance

Alder Lawson asked the total price tag and if any MLB partnership has been offered

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

5. Zoning Reclassification Map No. 28-D at 11301-11363 S Corliss Ave, 11336 S Doty Ave and 701 E 114th St - App No. 22326

Alder Dowell moved to incorporate the records and findings from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Paul Shaddle presented the development plans

Alder Beale spoke in enthusiastic support of this item

Vice Chair Lawson spoke in support of this item

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

6. Zoning Reclassification Map No. 6-F at 500 W 26th St - App No. 22341T1

Attorney Tom Plkarski presented the development plans

Vice Chair Lawson confirmed the support of Alder Lee

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

7. Zoning Reclassification Map No. 8-H at 1642 W 38th PI - App No. 22342T1

Attorney Ximena Cast presented the development plans

Vice Chair Lawson confirmed the support of Alder Lee

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

8. Zoning Reclassification Map No. 8-H at 1644 W 38th PI - App No. 22343

Attorney Ximena Cast presented the development plans

Vice Chair Lawson confirmed the support of Alder Lee

Vice Chair Lawson pointed out that this is taking advantage of the new Type 1 Ordinance

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

9. Zoning Reclassification Map No. 4-H at 2308 W 18th PI - App No. 22345T1

Alder Fuentes moved to Defer this item. There were no objections, and the ordinance was deferred by the affirmative vote of all the members present for the roll call to determine quorum

10. Zoning Reclassification Map No. 11-L at 5123 W Montrose Ave - App No. 22339

Attorney Ximena Castro presented the development plans

Vice Chair Lawson confirmed the support of Alder Gardiner

Vice Chair Lawson pointed out there was opposition in the packet

Alder LaSpata, asked the zoning administrator to explain legal non-conforming status

Alder Conway asked what the planned use is

Alder Dowell questioned the existing building code violations

Alder Cruz asked about the Community process

Alder Cruz asked for clarification on the building code violations

Vice Chair Lawson held the item for further information (not defer)

After approximately 7 items the Committee came back to this item and Vice Chair Lawson re-read the file onto the record

Ximena Castro and Rolando Acosta presented the Community process that took place

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

11. Zoning Reclassification Map No. 1-G at 723 N Willard Ct - App No. 22311T1

Alder Fuentes moved to accept the substitute narrative and plans. There were no objections, and the substitute narrative and plans were accepted by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Rolando Acosta presented the development plans

Vice Mayor Burnett spoke in favor of this item

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

12. Zoning Reclassification Map No. 28-G at 1350-1352 W 112th St - App No. 22348

Attorney Nick Ftikas presented the development plans

Alder Mosley spoke in support of this item

Alder Ramirez moved to pass this ordinance. There were no objections, and the ordinance 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 1052-1058 N Central Park Ave - App No. 22335

Attorney Nick Ftikas presented the development plans

Vice Mayor Burnett spoke in support of this matter

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

14. Zoning Reclassification Map No. 3-I at 2534 W Cortez St - App No. 22331

Attorney Tom Moore presented the development plans

Vice Chair Lawson confirmed the support of Alder Villegas

Alder LaSpata questioned the restrictive covenant

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

15. Zoning Reclassification Map No. 7-G at 3054 N Sheffield Ave - App No. 22330

Attorney Tom Moore presented the development plans

Vice Chair Lawson spoke in support of this matter

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

16. Zoning Reclassification Map No. 7-H at 2154-2158 W Wellington Ave - App No. 22313T1

Alder Fuentes moved to amend the application to a Type 1 Application. There were no objections, and the narrative and plans were accepted by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Tom Moore presented the development plans

Vice Chair Lawson confirmed the support of Alder Waguespack

Alder Dowell moved to pass this ordinance as a Type 1 Application. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

17. Zoning Reclassification Map No. 1-G at 305 N Ogden Ave - App No. 22329

Alder Cruz moved to incorporate the records and findings from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Ed Kus presented the development plans

Vice Mayor Burnett spoke in support of this and his process

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

18. Zoning Reclassification Map No. 7-G at 3146 N Lincoln Ave - App No. 22333

Attorney Silvia Michas presented the development plans

Vice Chair Lawson confirmed the support of Alder Waguespack

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

19. Zoning Reclassification Map No. 2-H at 801-809 S Western Ave/2349-2359 W Polk St - App No. 22350T1

Attorney Liz Butler presented the development plans

Vice Chair Lawson confirmed the support of Alder Ervin

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

20. Zoning Reclassification Map No. 7-J at 3652-3658 W Wrightwood Ave - App No. 22303T1

Alder Fuentes moved to Defer this item. There were no objections, and the ordinance was deferred by the affirmative vote of all the members present for the roll call to determine quorum

21. Zoning Reclassification Map No. 9-J at 3339 N Ridgeway Ave - App No. 22334T1

Attorney Agnes Plecka presented the development plans

Alder Cruz spoke in support of this matter

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

22. Zoning Reclassification Map No. 1-H at 1701-1709 W Grand Ave - App No. 22298T1

Alder LaSpata moved to accept the substitute narrative and plans. There were no objections, and the substitute narrative and plans were accepted by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Agnes Plecka presented the development plans

Alder LaSpata asked about the pedestrian friendly aspect of the project specifically the windows

Vice Chair Lawson asked about the unit size

Vice Mayor Burnett spoke in favor of this item

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

23. Zoning Reclassification Map No. 9-L at 5416-5424 W Belmont Ave - App No. 22346T1

Attorney Rolando Acosta presented the development plans

Alder Cruz spoke in support of this matter

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

24. Zoning Reclassification Map No. 1-H at 2103 W Race Ave - App No. 22340T1

Attorney Rolando Acosta presented the development plans

Vice Chair Law confirmed the support of Alder Villegas

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

25. Zoning Reclassification Map No. 17-G at 6540 N Glenwood Ave - App No. 22347T1

Attorney Rolando Acosta presented the development plans

Vice Chair Law confirmed the support of Alder Hadden

Alder Ramirez-Rosa moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

26. Zoning Reclassification Map No. 5-I at 2714 W St Helen St - App No. 22223T1

Alder Beale moved to amend the application to a Type 1 Application. There were no objections, and the narrative and plans were accepted by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Rolando Acosta presented the development plans

Alder LaSpata spoke in support of this matter

Alder Knudsen moved to pass this ordinance as a Type 1 Application. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

27. Zoning Reclassification Map No. 3-I at 830 N California Ave - App No. 22344

Attorney Rolando Acosta presented the development plans

Vice Chair Law confirmed the support of Alder Villegas

Alder Ramirez-Rosa moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine quorum

28. Zoning Reclassification Map No. 13-I at 5023-5035 N Lincoln Ave/2441-2453 W Winnemac Ave – 22321T1

Alder Cruz moved to accept the substitute narrative and plans. There were no objections, and the substitute narrative and plans were accepted by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Rolando Acosta presented the development plans

Vice Chair Lawson confirmed the support of Alder Vasquez

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

29. Zoning Reclassification Map No. 7-I at 2818-2830 N Elston Ave - App No. 22352T1

Alder Dowell moved to accept the substitute narrative and plans. There were no objections, and the substitute narrative and plans were accepted by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Scott Borstein presented the development plans

Alder Rameriz Rosa spoke in support of this item

Vice Mayor Burnett moved to pass this ordinance with the substitute narrative and plans. There were no objections, and the ordinance was approved by the affirmative vote of all the members present for the roll call to determine

30. Zoning Reclassification Map No. 3-F at 1035-1049 N Orleans St and 325-333 W Hill St - App No. 22309t1

Alder Ramirez moved to accept the substitute narrative and plans. There were no objections, and the substitute narrative and plans were accepted by the affirmative vote of all members present for the roll call to determine quorum.

Attorney Scott Borstein presented the development plans

Vice Mayor Burnett spoke in support of this item

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

31. Zoning Reclassification Map No. 1-G at 1153 W Grand Ave - App No. 22238T1

Attorney Paul Kolpak presented the development plans

Vice Chair Law confirmed the support of Alder Sposato

Vice Chair Lawson noted the lot size

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

32. Zoning Reclassification Map No. 7-F at 2519 N Halsted St - App No. 22336

Alder Fuentes moved to Defer this item. There were no objections, and the ordinance was deferred by the affirmative vote of all the members present for the roll call to determine quorum

33. Zoning Reclassification Map No. 9-G at 3837-3841 N Clark St - App No. 22332T1

Attorney Sara Barnes presented the development plans

Alder LaSpata asked about ARO compliance

Vice Chair Lawson spoke in support of this matter

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

34. Zoning Reclassification Map No. 9-K at 3955 N Kilpatrick Ave/3865 N Milwaukee Ave - App No. 222328

Alder Knudsen moved to Defer this item. There were no objections, and the ordinance was deferred by the affirmative vote of all the members present for the roll call to determine quorum

35. Zoning Reclassification Map No. 10-I at 3000-3002 W 41st St - App No. 22278

Attorney Roberto Martinez presented the development plans

Alder Ramirez spoke in support of this matter

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

36. Zoning Reclassification Map No. 12-L at 5210-5212 S Luna Ave - App No. 22264

Attorney Chris Koczvara presented the development plans

Vice Chair Lawson confirmed the support of Alder Tabares

Alder LaSpata moved to pass this ordinance. There were no objections, and the ordinance 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, Alder Fuentes moved to adjourn the meeting. There were no objections, and the meeting was adjourned by the affirmative vote of all the members present for the roll call to determine quorum.

Sincerely,



Bennett R. Lawson
Vice Chair, Committee on Zoning, Landmarks
and Building Standards