

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

**On January 23, 2024, 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), Moore (17), Mosley (21), Sigcho-Lopez (25), Fuentes (26), Burnett (27), Cruz (30), Conway (34), Ramirez-Rosa (35), Villegas (36), Reilly (42), Clay (48)

**Non committee members present:**

Ervin (28), Chico (10)

Alder Harris requested to attend the meeting by remote means under the provisions of Rule 59 due to an emergency. Once quorum was established excluding Alder Harris, Vice Chair Lawson presented the request to present committee members, hearing no objection, the Alder Harris was 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 December Meeting of the Committee on Zoning, Landmarks & Building Standards.

*Alder LaSpata, 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:**

File# A-8856 For The Address Commonly Known As 6244-50 W 63rd St

File# A-8857 For The Address Commonly Known As 6332-48 S Central Ave

File # A-8858 For The Address Commonly Known As 5623 W 63<sup>rd</sup> Place

File# 22317 For The Area Bounded By W North Ave; N Halsted St, N Clybourn And W Weed St

File# 22316 For The Address Commonly Known As 201 E Delaware Pl

File# 22318 For The Address Commonly Known As 400 N Elizabeth

File # 22309-T1 For The Address Commonly Known As 1035-1049 N Orleans St And 325-333 W Hill St

File# 22311-T1 For The Address Commonly Known As 723 N Willard Ct

File# 22313 For The Address Commonly Known As 2154-58 W Wellington

File# 22315 For The Address Commonly Known As 30 N Lasalle

File# 22312-T1 For The Address Commonly Known As 2820 W Diversey

File# 22306-T1 For The Address Commonly Known As 3120 N Kedzie Ave

File# 22303-T1 For The Address Commonly Known As 3652-3658 W Wrightwood Ave

And File 22321-T1 For The Address Commonly Known As 5023-35 N Lincoln Ave/ 2441-53 W Winnemac

*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. George Blakemore, spoke about expectations of public servants

**Vice Chair Lawson initiated the consideration of Mayoral Introduction Document No. O2023-0006384, the amendment of Municipal Code Titles 4, 11 and 14 to make technical corrections and adjustments to the Chicago construction codes**

*Building Commissioner Matt Beaudet presented on this matter*

*Deputy Commissioner Grant Ulrich was present to answer questions*

*Representatives from the Plumbers Union (Jim Majerowicz and John D'Amico) were present to speak in favor*

*Alder David Moore questioned sections regarding Federal Certification*

*Alder Dowell asked for more definition regarding Section 4-36-020*

*Alder Dowell asked for examples of Section 3-1-14-A-402.1*

*Alder Reilly asked for the net fiscal analysis of this ordinance*

*Alder Reilly questioned the permitting of bollards*

*Alder Reilly questioned Sections regarding Gaming and Casinos*

*Alder Hopkins questioned if the provision in Article 5 could be used to mandate sprinkler retrofits in buildings built before 1975*

*Alder Reilly 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*

**Vice Chair Lawson initiated the consideration of Mayoral Introduction Document No. O2023-0006382, the Amendment of Municipal Code Titles 2 and 4 regarding licensing of apprentice plumbers, plumbers, and plumbing contractors**

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

*Building Commissioner Matt Beaudet presented on this matter*

*Deputy Commissioner Grant Ulrich was present to answer questions*

*Representatives from the Plumbers Union (Jim Majerowicz and John D'Amico) were present to speak in favor*

*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*

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

|                |    |                       |                         |
|----------------|----|-----------------------|-------------------------|
| Or2023-0006427 | 1  | 2257 W North Ave      | Indian Paradise         |
| Or2023-0006426 | 1  | 2160 N Milwaukee Ave  | Doyle Signs Inc.        |
| Or2023-0006103 | 23 | 5417 S Pulaski Road   | Su Famila Real Estate   |
| Or2023-0006433 | 27 | 1015 N Halsted St     | Storagemart             |
| Or2023-0006432 | 27 | 1015 N Halsted St     | Storagemart             |
| Or2023-0006434 | 27 | 905 W Fulton Market   | FVH Jars, LLC           |
| Or2023-0006246 | 28 | 801 S Canal St        | 601W South Canal LLC    |
| Or2023-0006339 | 28 | 1101 S Canal St       | Whole Foods Market      |
| Or2023-0006340 | 28 | 1101 S Canal St       | Whole Foods Market      |
| Or2023-0006341 | 28 | 1101 S Canal St       | Whole Foods Market      |
| Or2023-0006342 | 28 | 1101 S Canal St       | Whole Foods Market      |
| Or2023-0006179 | 38 | 4734 N Cumberland     | FV Associates LLC       |
| Or2023-0006181 | 38 | 5859 W Irving Park Rd | Explora Learning Center |
| TBD            | 46 | 3601 N Halsted St     | BMO Bank N.A.           |
| TBD            | 46 | 3601 N Halsted St     | BMO Bank N.A.           |
| TBD            | 46 | 804 W Montrose Ave    | Rayito del Sol          |
| TBD            | 46 | 804 W Montrose Ave    | Rayito del Sol          |
| Or2023-0006420 | 50 | 6450 N California Ave | The Ark                 |

*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. 2-F at 10 S Dearborn St - App No. A8854**

*Zoning Administrator Patrick Murphy Presented on this matter*

*Alder Conway spoke in support of this matter*

*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*

**2. Zoning Reclassification Map No. 7-F at 601-609 W Diversey Pkwy and 2726-2736 N Lehmann Ct - App No. 8861**

*Isabella Corya, of the 43<sup>rd</sup> Ward Presented on this matter on behalf of Alder Knudsen*

*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*

**3. Amendment of Municipal Code Section 17-3-0500 by classifying portion(s) of N Milwaukee Ave as pedestrian street**

*Alder Ramirez- Rosa presented on this matter*

*Alder Moore 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. 1-G at 420 N May St - App No. 22178**

*Alder LaSpata 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 Mariah DiGrino presented the development plans*

*Vice Mayor Burnett spoke in favor of this project and of the 4.3 Million Dollars that will go into the Neighborhood Opportunity Fund*

*Alder LaSpata spoke in favor of this project's open space*

*Alder Knudsen 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*

**5. Zoning Reclassification Map No. 2-F at 717-739 S Clark St - App No. 22322**

*Attorney Rich Klawiter presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Robinson*

*Vice Mayor Burnett 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*

**6. Zoning Reclassification Map No. 1-G at 1016-1020 W Lake St - App No. 22284**

*Alder LaSpata 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 Rich Klawiter presented the development plans*

*Vice Mayor Burnett spoke in favor of this item*

*Alder LaSpata spoke in favor of the bird protection measures*

*Alder Knudsen 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*

**7. Zoning Reclassification Map No. 1-F at 354 N Union Ave- App No. 22249**

*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 Ed Kus presented the development plans*

*Alder Conway spoke in favor of this item*

*Alder Fuentes 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*

**8. Zoning Reclassification Map No. 10-F at 4161-4193 S Halsted St - App No. 22305**

*Attorney Paul Kolpak presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Lee*

*Vice Chair Lawson questioned what the previous use was*

*Alder Dowell 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 2149-2159 S Paulina St/1658 W Cermak Rd - App No. 22304**

*Attorney Ximena Castro presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Sigcho Lopez*

*Vice Chair Lawson questioned what the previous use was*

*Alder Dowell 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*

**10. Zoning Reclassification Map No. 4-H at 2015-2025 S Leavitt St/2158 W 21st St - App No. 22310T1**

*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 Ximena Castro presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Sigcho-Lopez*

*Alder LaSpata 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-K at 135 N Kildare Ave - App No. A8855**

*Alder Ervin presented on this matter*

*Alder Reilly 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*

**12. Zoning Reclassification Map No. 4-G at 2009 S Loomis St - App No. 22314T1**

*Alder Villegas 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 Ximena Castro presented the development plans*

*Vice Chair Lawson confirmed the support of Sigcho Lopez*

*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*

**13. Zoning Reclassification Map No. 6-I at 2542 S Albany Ave - App No. 22320T1**

*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 Ximena Castro presented the development plans*

*Vice Chair Lawson confirmed the support of Sigcho Lopez*

*Alder Villegas 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*

**14. Zoning Reclassification Map No. 2-L at 4910 W Harrison St - App No. 22307**

*Attorney Dean Maragos presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Taliaferro*

*Alder Reilly 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. 3-K at 4753 W North Ave - App No. 22308T1**

*Attorney Dean Maragos presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Mitts*

*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*

**16. Zoning Reclassification Map No. 11-I at 2917-2935 W Lawrence Ave - App No. 22319**

*Attorney Rolando Acosta presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Vasquez*

*Alder Dowell 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*

**17. Zoning Reclassification Map No. 16-D at 6536 S Dorchester Ave - App No. 22246**

*Attorney Roland Burris II presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Taylor*

*Alder Dowell 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. 16-D at 6534 S Dorchester Ave - App No. 22245**

*Attorney Roland Burris II presented the development plans*

*Vice Chair Lawson confirmed the support of Alder Taylor*

*Alder Dowell 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,

A handwritten signature in black ink, appearing to read "B. Lawson", with a long horizontal flourish extending to the right.

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