



CITY COUNCIL
CITY OF CHICAGO

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

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

Chicago City Clerk - Council Div.

2022 DEC 9 PM 2:28

THRC

Committee on Zoning, Landmarks and Building Standards

Monthly Rule 45 Report

November 2022

On November 29, 2022, at 10:00 a.m., the Committee on Zoning, Landmarks and Building Standards held a meeting in the Chicago City Council Chambers.

The following committee members were present:

Tunney (44), Hopkins (2), Dowell (3), Beale (9), Moore (17), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Reboyras (30), Waguespack (32), Villegas (36), Reilly (42), Cappleman (46), Osterman (48)

Chairman Tunney called the meeting to order.

He started the meeting by requesting approval of the Rule 45 Report containing the minutes of the October 25, 2022 meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderman Reboyras 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:

Zoning Reclassification Map No. 20-B at 8205-8259 S South Shore Dr, 3134-3158 E 83rd St and 8232-8258 S Brandon Ave - App No. 21178

Zoning Reclassification Map No. 22-B at 3100 E 92nd St - App No. 22011

Zoning Reclassification Map No. 2-G at 1012-1024 W Jackson Blvd/1015-1027 W Adams St - App No. 21176

Zoning Reclassification Map No. 1-K at 4013-4019 W Carroll Ave - App No. 21185T1

Zoning Reclassification Map No. 1-E at 201-221 E Erie St, 631-649 N St. Clair St and 200-212 E Ontario St - App No. 21177

Zoning Reclassification Map No. 9-J at 3817 N Hamlin Ave - App No. 21192

Ald. Beale 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.

A withdrawal request was submitted for the following item:

Zoning Reclassification Map No. 5-M at 6214 W North Ave - App No. 21137

Ald. Dowell moved to accept the above-noted deferral; there were no objections, and the deferral 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. Javaris Pratt spoke on document number Doc. No. 2022-2627
2. Ronnie Reed spoke on document number Doc. No. 2022-2627
3. Kathleen Trainor spoke on document number Doc. No. 2022-2736
4. John Morrison spoke on document number Doc. No. 2022-2736
5. Alex Nelson spoke on document number Doc. No. 2022-2736

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

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

TBD	Located at 2233 W Division
Or2022-337	Located at 1574 N Kingsbury St
Or2022-358	Located at 513 S Damen Ave - Permit No. 100995944
Or2022-357	Located at 513 S Damen Ave - Permit No. 100995942
Or2022-344	Located at 1 E Pearson St
Or2022-343	Located at 615 S Wabash Ave
Or2022-342	Located at 1 N Wacker Dr
Or2022-340	Located at 331 W Surf St - Permit No. 100977076
Or2022-339	Located at 331 W Surf St - Permit No. 100977009
Or2022-338	Located at 331 W Surf St - Permit No. 100977008
Or2022-346	Located at 331 W Surf St - south elevation
Or2022-345	Located at 331 W Surf St - north elevation
Or2022-347	Located at 2900 N Lake Shore Dr
Or2022-361	Located at 3501 N Western Ave - 223 sq. ft.
Or2022-360	Located at 3501 N Western Ave - 132 sq. ft.
Or2022-355	Located at 6041 N Clark St
Or2022-336	Located at 2536 W Devon Ave

Ald. Waguespack 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.

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

1. Zoning Reclassification Map No. 26-J at 10813 S Homan Ave

Tristan Karnezis Angus testified on behalf of Ald. O'Shea to express his support of the Aldermanic ordinance.

Ald. Reilly 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. 9-G at 835 W Addison St

Vice-Chairman 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. Reilly 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 3829 N Southport Ave - App No. 21189

Vice-Chairman 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. 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.

4. Zoning Reclassification Map No. 7-F at 2821 N Orchard Ave - App No. 22012T1

Vice-Chairman 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. Reilly 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.

5. Zoning Reclassification Map No. 9-G at 3346 N Lakewood Ave - App No. 21190

Vice-Chairman 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. Beale 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. 4-E at 2222 S Michigan Ave - App No. 21136

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

Ald. Reilly 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.

7. Zoning Reclassification Map No. 3-G at 1423 W Cortez St - App No. 21197

Ald. Hopkins spoke in support of this aldermanic 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.

8. Zoning Reclassification Map No. 3-G at 1432 W Cortez St - App No. 21198

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

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.

9. Zoning Reclassification Map No. 3-G at 1503 W Cortez St - App No. 21199

Ald. Hopkins spoke in support of this aldermanic 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.

10. Zoning Reclassification Map No. 3-G at 1528 W Cortez St - App No. 22000

Ald. Hopkins spoke in support of this aldermanic 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. 3-G at 1433 W Cortez St - App No. 22014T1

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

Ald. Reilly 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. 16-D at 6601 S Drexel Ave - App No. 21194

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

Ald. Villegas 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. 16-D at 1035 E Marquette Rd. - App No. 22005

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

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.

14. Zoning Reclassification Map No. 16-D at 6659 S Greenwood Ave - App No. 22007

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

Ald. Cappleman 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. 16-M at 5923 W 63rd St - App No. 22008

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

16. Zoning Reclassification Map No. 16-F at 6932 S Wentworth Ave - App No. 21196

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

Ald. Dowell inquired how many women would be accommodated at the proposed shelter (up to 15).

Ald. Cappleman commended the applicant regarding the shelter.

Ald. Beale inquired whether a community meeting took place (the applicant abided by the Alderman's community process).

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.

17. Zoning Reclassification Map No. 10-F at 700 W 43rd St - App No. 21188

Ald. Villegas 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. 1-G at 1356-1366 W Lake St - App No. 21155T1

Ald. Beale 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 the support of Ald. Burnett for this project, which is located within his ward.

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.

19. Zoning Reclassification Map No. 8-G at 3226 S Carpenter St - App No. 22010

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

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.

20. Zoning Reclassification Map No. 5-M at 6134-6138 W North Ave - App No. 21116

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

Ald. Beale 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. 4-I at 2142 S Fairfield Ave - App No. 21182

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

Ald. Cappleman 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. 4-I at 2127 S Marshall Blvd/2866-2880 W 21st Pl - App No. 21183T1

Ald. Reboyras 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.

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

Ald. Cappleman 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.

23. Zoning Reclassification Map No. 2-K at 801-825 S Kilpatrick Ave, 4607-4659 W Polk St and 4606-4658 W Arthington St - App No. 22002

Ald. Villegas expressed his support for the project.

Chairman Tunney confirmed Ald. Scott's support for this project.

Ald. Cappleman 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.

24. Zoning Reclassification Map No. 2-K at 4607-4659 W Arthington St, 4606-4610 W Fifth Ave and 901-911 S Kilpatrick St - App No. 22003

Ald. Villegas expressed his support for the project.

Chairman Tunney confirmed Ald. Scott's support for this project.

Ald. Beale 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. 2-K at 4614-4658 W Fifth Ave and 915-923 S Kilpatrick Ave - App No. 22004

Ald. Villegas expressed his support for the project.

Chairman Tunney confirmed Ald. Scott's support for this project.

Ald. Villegas 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. 10-E at 757-773 E Oakwood Blvd

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

Alderman Beale inquired whether the matter was a rezoning for land planning purposes (yes).

Ald. Cappleman asked whether the aldermanic rezoning would decrease the value of the property and wondered whether it was legally defensible and asked for an opinion from the Dept. of Law (a city attorney was not present to answer the question).

Ald. Dowell confirmed that the block was mostly all residential.

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.

27. Zoning Reclassification Map No. 6-F at 2332-2344 S Princeton Ave, 301-309 W 23rd Pl - App No. 21181T1

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

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.

28. Zoning Reclassification Map No. 3-I at 911 N Mozart St - App No. 21191

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

29. Zoning Reclassification Map No. 1-G at 1361 W Chicago Ave - App No. 21180

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

Ald. Beale 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. 9-K at 722 S Laflin St - App No. 22006

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

Chairman Tunney received confirmation from Zoning Administrator Patrick Murphey that the property is not in an ADU area.

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.

31. Zoning Reclassification Map No. 1-J at 3450 W Lake St - App No. 22009T1

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

Ald. Dowell inquired whether the SkyArt organization does work in the South side (yes).

Ald. Burnett commended the alderman on this project and expressed his support for it.

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.

32. Zoning Reclassification Map No. 2-L at 747-757 S Laramie Ave and 746-756 S Leamington Ave - App No. 21179

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

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.

33. Zoning Reclassification Map No. 30-G at 11946 S Halsted St - App No. 22001

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

Ald. Beale inquired about the banquet hall capacity (50). He also asked if liquor would be served (no, owner would not obtain a liquor license, but a caterer could serve liquor).

Ald. Dowell asked if the business would operate with a plan of operation (no). Ald. Dowell encouraged the owner to obtain one.

Chairman Tunney inquired why the applicant needs a C zoning designation (applicant replied that the business department advised that a C designation would be needed for the activity the owner wants to have at the banquet hall).

The applicant's land-use consultant mentioned that the activity could be done with a B3 zoning classification and that a change in the zoning request to a B3 zoning district would be acceptable.

Chairman Tunney suggested that the matter be deferred to allow for further review of the appropriate zoning district for the banquet hall.

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

34. Zoning Reclassification Map No. 26-F at 415 W 107th St - App No. 22013T1

Ald. Beale inquired about the use of the banquet hall (baby showers and other similar gatherings). He also asked about the banquet hall capacity (50). The applicant said no liquor would be served.

Ald. Dowell inquired about the zoning for the adjacent buildings (manufacturing or residential, no C zoning designations).

Chairman Tunney suggested that the matter be deferred to also allow for further review of the appropriate zoning district for the banquet hall.

Ald. Osterman asked if the zoning staff could suggest the appropriate zoning district for the business (Patrick Murphey stated B2 or a B3 would be more appropriate).

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

35. Zoning Reclassification Map No. 9-H at 1753 W Cornelia Ave

Ald. Martin 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.

36. Zoning Reclassification Map No. 45-B at 4651-4719 N Western Ave, 2320-2332 W Leland Ave and 2323-2333 W Leland Ave - App No. 21122

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

Ald. Osterman inquired about the unit makeup for the building (63 affordable apartments composed of studio, 1-bedroom, 2-bedroom & 3-bedroom apartments; 1/3 dedicated to individuals at 30% AMI, 1/3 at 60% AMI and 1/3 at 80% AMI).

Alds. Osterman, Dowell and Burnett commended Ald. Martin on this project.

Ald. Cappleman 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. 5-L at 2121 N LaPorte Ave - App No. 21193

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

38. Zoning Reclassification Map No. 5-L at 1830 N Lamon Ave - App No. 21186

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

Ald. Cappleman 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.

39. Zoning Reclassification Map No. 13-I at 5113-5115 N Lincoln Ave - App No. 21187T1

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

Ald. Burnett 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.

40. Zoning Reclassification Map No. 15-N at 6008-6016 N Northwest Hwy - App No. 21184

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

Ald. Cappleman 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.

41. Zoning Reclassification Map No. 13-G at 1106 W Lawrence Ave/4800-4822 N Winthrop Ave - App No. 21195T1

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

Ald. Burnett 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.

42. Zoning Reclassification Map No. 7-H at 2501 N Elston Ave - App No. 21131

Ald. Cappleman 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. Cappleman 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.

43. Zoning Reclassification Map No. 7-H at 2416-2520 N Elston Ave, 2000-2050 W Fullerton Ave, 2425-2455 N Elston Ave, 2418-2518 N Damen Ave and 2463-2497 N Leavitt St - App No. 21048

Ald. Cappleman 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 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.

44. Zoning Reclassification Map No. 1-F at 369 W Grand Ave - App No. 21130

Ald. Cappleman 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. Cappleman 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.

There being no further business to conduct, Ald. Cappleman 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.

Respectfully submitted,



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