

AMENDED REPORT
COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS
MONTHLY RULE 45 REPORT
SEPTEMBER 2023

On September 12, 2023, at 10:00 a.m., the Committee on Zoning, Landmarks and Building Standards held a meeting in the Chicago City Council Chambers.

Chair Ramirez-Rosa called the meeting to order at 10:07 AM

The following committee members were present:

Ramirez-Rosa (35), Lawson (44), LaSpata (1), Hopkins (2), Dowell (3), Hall (6), Harris (8), Beale (9), Ramirez (12), Moore (17), Mosely (21), Sigcho-Lopez (25), Fuentes (26), Cruz (30), Conway (34), Villegas (36), Knudsen (43), Clay (46).

Non committee members present:

Lopez (15), Martin (47)

Chair Ramirez-Rosa began the meeting by requesting approval of the Rule 45 Report containing the minutes of the July Meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderwoman Harris, 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 No. 22231-T1 for the address commonly known As 3327-3335 N Lincoln

File No. 22239-T1 for the address commonly known As 601-611 S California Ave

File No. 22225, for the address commonly known as 1840-1866 N Marcey Ave

File No. 22227, for the address commonly known As, 2120 W Webster

File No. 22229, For The Address Commonly Known As 700 West Chicago

File No. 22226, for the address commonly known As 1410-1486 N Larrabee St; 601-631 W Blackhawk St; And 1401-1471 N Clybourn Ave

File No. 22235, For The Address Commonly Known As 4355 W 31st St

Vice Chair Lawson 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.

Chair Ramirez-Rosa initiated the Public Comment portion of the meeting.

1. George Blakemore, spoke about “pay to play” zoning
2. Michael Mintle, from Chicago Cook County Building in favor of 5th 3rd Arena Trades due to its job creation
3. Zachary Brown, in support of development to replace Dinkle’s Bakery as it will positively impact the neighborhood
4. Charles Anderson, principal of local school, in favor of 5th/ 3rd Arena due to partnerships with Blackhawks and his students

Chair Ramirez-Rosa initiated the consideration of an ordinance pertaining to the Amendment of Municipal Code Chapters 13-72, 17-10, 17-13 and 17-17 regarding electric vehicle supply equipment

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

Commissioner of Buildings, Matt Beaudet spoke in support of and presented the Substitute Ordinance

Co-Sponsor Alderman Matt Martin added details regarding the 2020 Climate Crisis and need for this ordinance

Ald. LaSpata, questioned if there had been an evaluation of the success of the EV readiness ordinance that was passed in 2020, and need for equity in EV readiness.

Ald. Villegas, spoke in support and ways to monetize this ordinance and questioned use of fossil fuels

Jared Policicchio, Deputy CSO spoke on how the city is seeking federal funding regarding EV uses

Ald. Conway, spoke in support of this item and questioned what is required of a new development with 5 or more units

Ald. Lopez, questioned why affordable housing is exempt from EV requirements

.Ald. LaSpata moved to pass this ordinance, as substituted. 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.

Chair Ramirez-Rosa initiated the consideration of 2 Historical Landmark Fee Waivers located at

4543 S Ellis Ave

1618 N. Cleveland Ave.

Chair Ramirez-Rosa confirmed the support of Alders Knudsen and Robinson

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

Chair Ramirez-Rosa initiated the consideration of the following orders pertaining to large signs over 100 feet in area, 24 feet above grade

Or2023-0002210	11	4000 S Racine Ave	National Safety Apparel
Or2023-0002761	11	238 W Cermak Road	Help at Home
Or2023-0002811	13	6400 S Pulaski Road	BMO Harris Bank
TBD	22	3960 W 26 th St	Rodolfo Medina
Or2023-0002207	23	6084 S Archer Ave	UChicago Medicine
Or2023-0002811	27	2738 W Fulton St	Crash Champions
Or2023-0002907	27	1443 N Ogden Ave	The Noble Academy
Or2023-0002771	32	2196 N Elston Ave	BMO Bank N.A.
Or2023-0002773	32	2196 N Elston Ave	BMO Bank N.A.
Or2023-0002772	32	2196 N Elston Ave	BMO Bank N.A.
Or2023-0002202	32	1745 W Fullerton Ave	PGA Tour Superstore
Or2023-0002931	35	3350 W Diversey Ave	Bank of America
Or2023-0002933	35	3350 W Diversey Ave	Bank of America
Or2023-0002932	35	3350 W Diversey Ave	Bank of America
TBD	46	4840 N Marine	Montrose
Or2023-0002920	47	3819 N Western Ave	The Gardner School
Or2023-0002919	47	3819 N Western Ave	The Gardner School

Ald. Fuentes moved to collectively pass the sign 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.

Chair Ramirez-Rosa initiated the consideration of Map Amendments.

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

Attorney Lisa Duarte presented the development plans

Chair Ramirez-Rosa confirmed the receipt of a support letter from Ald. Cruz

Ald. 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.

2. Zoning Reclassification Map No. 20-J at 3245-3321 W Columbus Ave - App No. A8826

Vernon Wilz of the 18th Ward presented on this matter

Ald Beale, questioned if this should be a private matter

Vice Chair Lawson 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. 20-J at 3323-3745 W Columbus Ave - App No. A8827

Vernon Wilz of the 18th Ward presented on this matter

Vice Chair Lawson 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 Nos. 20-K and 20-J at 8658 S Pulaski Rd and 3841-3987 W Columbus Ave - App No. A8828

Vernon Wilz of the 18th Ward presented on this matter

Vice Chair Lawson 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. 9-G at 3515-3549 N Clark St, 1001-1029 W Addison St and 3546-3558 N Sheffield Ave - App No. 22228

Vice Chair Lawson 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.

Attorney Chris Leach presented the development plans

Vice Chair Lawson spoke in support of this matter

Ald. Cruz 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. 7-F at 2828 N Clark St - App No. 22113

Vice Chair Lawson 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.

Attorney Nick Ftikas presented the development plans

Chair Ramirez-Rosa confirmed the support of Vice Chair Lawson

Vice Chair Lawson 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. 3-K at 1551-1553 N Kostner Ave - App No. 22216

Attorney Nick Ftikas presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald. Villegas

Ald. Villegas 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. 5-F at 2246 N Clark St - App No. 22230

Attorney Sara Barnes presented the development plans

Ald. Knudsen spoke in support of the matter

Ald. 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.

9. Zoning Reclassification Map No. 15-J at 3218-3222 W Bryn Mawr Ave - App No. 22233

Attorney Mark Kupiec presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald. Nugent

Ald. 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.

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

Vice Chair Lawson 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.

11. Zoning Reclassification Map No. 8-F at 500-510 W Pershing Rd- App No. 22237T1

Ald. 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 Mark Kupiec presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald. Lee

Ald. 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.

12. Zoning Reclassification Map No. 5-H at 1754 N Paulina St - App No. 22168T1

Ald. 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 Mark Kupiec presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald. Waguespack

Ald. 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.

13. Zoning Reclassification Map No. 16-E at 6300-6308 S Cottage Grove Ave and 747-759 E 63rd St - App No. 22232

Attorney Steven Friedland presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald. Taylor

Ald. LaSpata questioned how the applicant is utilizing the TOD ordinance and the affordability

Ald. Sigcho-Lopez 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. 4-H at 2134-2146 S Ashland Ave and 1601-1629 W 21st Pl - App No. 22090

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.

Attorney Steven Friedland presented the development plans

Ald Sigcho-Lopez spoke in favor of the project and the projects affordability

Ald LaSpata spoke in favor of the project's affordability

Ald Ramirez questioned what the current land use is

Ald. Sigcho-Lopez 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.

15. Zoning Reclassification Map No. 14-H at 1701-1725 W 61st St, 6100-6158 S Paulina St, 1700-1724 W 62nd St and 6101-6159 S Hermitage Ave - App No. 20374

Vice Chair Lawson 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.

Attorney Steven Friedland presented the development plans

Ald Villegas questioned if this will come back on the tax roll

Ald LaSpata brought up the opposition that Committee Members received

Ald Lopez spoke in favor of the project

Ald. LaSpata 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.

16. Zoning Reclassification Map No. 6-F at 2739 S Shields Ave - App No. 22234

Attorney Tom Pikarski presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald. Lee

Ald. 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.

17. Zoning Reclassification Map No. 1-G at 1342 W Ohio St - App No. 22236T1

Vice Chair Lawson 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

Ald. LaSpata spoke in support of this project and the client's willingness to work with the 1st Ward

Ald. 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.

18. Zoning Reclassification Map No. 12-I at 2614 W 48th St and 4743 S Talman Ave - App No. 22170T1

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.

Attorney Rolando Acosta presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald Lopez

Ald. Clay 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.

19. Zoning Reclassification Map No. 11-J at 3701-3759 W Leland Ave, 4647-4659 N Hamlin Ave, 4600-4658 N Lawndale Ave, 4601-4611 N Lawndale Ave, 3700-3718 W Wilson Ave and 3646-3656 W Wilson Ave - App No. 22203

Vice Chair Lawson 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 Beale brought up the timing with which his Aldermanic request to be heard

Attorney Scott Borstien presented the development plans

Vice Chair Lawson questioned why Planned Development process was required for an on premise sign

Zoning Administrator Patick Murphy clarified the need

Chair Ramirez-Rosa confirmed the support of Ald Rodriguez-Sanchez

Ald Beale called a roll call vote, Alders Lawson, LaSpata, Hopkins, Sigcho-Lopez, Fuentes, Cruz, Ramirez, Rosa, Villegas and Clay voted to pass the ordinance as revised. Ald. Beale voted no.

20. Zoning Reclassification Map No. 1-K at 4711 W Chicago Ave - App No. 22173-T1

Ald. LaSpara moved to amend the application to a Type 1 application. 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.

Attorney Lawrence Lusk presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald Ervin

Ald. Fuentes moved to pass this ordinance as amended to Type 1. 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

21. Zoning Reclassification Map No. 2-H at 301 S Damen Ave and 1801-1853 W Jackson Blvd - App No. 22206

Ald. Fuentes 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.

Attorney Donna Pugh presented the development plans

Ald Villegas spoke in support of the project

Vice Chair Lawson spoke in support of the of the Blackhawks community benefits package

Chair Ramirez-Rosa confirmed the support of Ald Burnett

Ald. Villegas 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.

22. Zoning Reclassification Map No. 5-F at 1633-1649 N Halsted St - App No. 22205

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.

Attorney Katie Jahnke Dale presented the development plans

Ald. Hopkins spoke in support of the project and the robust community process

Ald. Hopkins 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.

23. Zoning Reclassification Map No. 1-G at 375 N Morgan St and 901 W Kinzie St - App No. 22155

Ald. Clay 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.

Attorney Katie Jahnke Dale presented the development plans

Vice Chair Lawson asked about the unit count and neighborhood opportunity fund

Chair Ramirez-Rosa confirmed the support of Ald Burnett

Ald. Ramirez 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.

24. Zoning Reclassification Map No. 1-G at 370 N Morgan St, 400 N Morgan St and 401 N Morgan St - App No. 22065

Ald. Fuentes 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.

Attorney Katie Jahnke Dale presented the development plans

Chair Ramirez-Rosa questioned the unit count

Ald LaSpata said he is counting on collaboration with developer regarding affordable housing

Ald. LaSpata 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

25. Zoning Reclassification Map No. 14-I at 1938-1942 W 63rd St - App No. 22129

Attorney Manuel Cardenas presented the development plans

Chair Ramirez-Rosa confirmed the support of Ald Coleman

Vice Chair Lawson 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

Chair Ramirez-Rosa noted that the Committee legalized in excess of 2,233 dwelling units.

There being no further business to conduct, Ald Sigcho Lopez 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,

A handwritten signature in black ink, appearing to read "Carlos Ramirez-Rosa". The signature is fluid and cursive, with a large initial "C" and a stylized "R" at the end.

Carlos Ramirez-Rosa

Chair, Committee on Zoning, Landmarks, & Building Standards