



CITY COUNCIL
CITY OF CHICAGO

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

CITY HALL, ROOM 304
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602

Chicago City Clerk - Council Div.
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Committee on Zoning, Landmarks and Building Standards

Monthly Rule 45 Report

January 2023

On January 17, 2023, 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), Sawyer (6), Beale (9), Lopez (15), Moore (17), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Reboyras (30), Cardona (31), Waguespack (32), 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 13, 2022 meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderman Lopez 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. 3-G at 1523-1547 N Fremont St - App No. 22031

Zoning Reclassification Map No. 26-B at 3025 E 104th St - App No. 22032

Zoning Reclassification Map No. 10-H at 4435 S Western Blvd - App No. 22030

Zoning Reclassification Map No. 16-H at 6301 S Western Ave - App No. 22044

Zoning Reclassification Map No. 1-G at 330 N Green St - App No. 22034

Zoning Reclassification Map No. 1-K at 441 N Kilbourn Ave/4239 W Ferdinand St - App No. 22033

Zoning Reclassification Map No. 2-L at 5049-5133 W Harrison St, 601-629 S Laramie Ave, 5000-5132 W Flournoy St and 610-628 S Laverne Ave - App No. 22038

Zoning Reclassification Map No. 13-I at 3131-3149 W. Bryn Mawr Ave and 5421-5543 W Kedzie Ave - App No. 22037

Ald. Sawyer 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.

Chairman Tunney initiated the **Public Comment** portion of the meeting.

1. Martin Tangora spoke on document number 2022-3849
2. George Blakemore spoke
3. Michael Snieg spoke on document number 2022-3881
4. Jane Snieg spoke on document number 2022-3881
5. Laura Girardi spoke on document number 2022-3226

Chairman Tunney initiated the consideration of **Mayoral Appointments**

1. Designation of Brian H. Sanchez as Chair and continuing member of Zoning Board of Appeals

Acting-Chair Brian Sanchez spoke regarding his experience as a member of the Zoning Board of Appeals.

Ald. Rodriguez, Ald. Cardona, Ald. Burnett & Ald. Moore spoke in support of Mr. Sanchez's appointment as Chairman of the ZBA.

Ald. Moore moved to pass this appointment. 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. Reappointment of Andre Brumfield as member of Chicago Plan Commission

Ald. Tunney, Ald. Burnett and Ald. Moore spoke in support of this reappointment.

Ald. Sawyer moved to pass this reappointment. 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. Reappointment of Sarah E. Lyons as member of Chicago Plan Commission

Ald. Tunney and Ald. Burnett spoke in support of this reappointment.

Ald. Burnett moved to pass this reappointment. 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 consideration of **Text Amendments**.

1. Amendment of ordinance to correct boundary description regarding zoning reclassification for Map No. 12-I at 2833 W 47th St, 2749-2757, 2749-2745 W 47th St and 4717-4723 S California Ave - App No. 21090

Noah Szafraniec described the ordinance as a text correction of an incorrect boundary description.

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.

2. Amendment of Municipal Code Chapters 17-2, 17-3, 17-4, 17-9 and 17-10 regarding textual correction update of Chicago Zoning Ordinance

Ald. Lopez 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.

Zoning Administrator Patrick Murphey spoke on the various proposed revisions to the Transit Served Locations Ordinance.

Ald. Rodriguez moved to pass this ordinance, as amended. 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)

Or2022-363	Located at 810 W 31st St
Or2022-364	Located at 5825 S Kedzie Ave
Or2022-380	Located at 5230 S Cicero Ave
Or2022-366	Located at 345 N Morgan St - west elevation
Or2022-365	Located at 345 N Morgan St - east elevation
Or2022-384	Located at 115 E Riverwalk South
Or2022-369	Located at 4445 W Irving Park Rd - Permit No. 100991094
Or2022-368	Located at 4445 W Irving Park Rd - Permit No. 100991093
Or2022-367	Located at 4445 W Irving Park Rd - Permit No. 100991092

Ald. Villegas moved to collectively pass the sign orders. 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 consideration of **Map Amendments**.

1. Zoning Reclassification Map No. 112-B at 1910 S Calumet Ave - App No. A8790

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.

2. Zoning Reclassification Map No. 16-N at 6047-6057 W 65th St - App No. A8792

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.

3. Zoning Reclassification Map No. 1-I at 452-466 N Artesian Ave and 2429-2439 W Grand Ave - App No. A-8789

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

Ald. Lopez moved to pass this ordinance, as amended. 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. 1-J at 646-654 N Ridgeway Ave - App No. A8794

Ald. Burnett spoke in support of this aldermanic 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.

5. Zoning Reclassification Map No. 1-E at E Huron St, N Rush St, E Erie St and N Wabash Ave - App No. A8791

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

Ald. Moore 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. 2-E at 125-143 E Van Buren St and 126-148 E Balbo Dr - App No. 22041

Ald. Reilly 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.

7. Zoning Reclassification Map No. 12-E at 5021 S Wabash Ave - App No. 22027T1

Chairman Tunney confirmed the support of Ald. Dowell.

Ald. Capplemann 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-H at 1912 W Division St - App No. 22051T1

Chairman Tunney confirmed receipt of a support letter from Ald. La Spata.

Ald. Capplemann 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. 1-H at 1863 W Race Ave - App No. 22059T1

Chairman Tunney confirmed receipt of a support letter from Ald. La Spata.

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.

10. Zoning Reclassification Map No. 17-I at 6801 N California Ave - App No. 22052

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

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.

11. Zoning Reclassification Map No. 15-J at 3701 W Devon Ave - App No. 22045

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

Ald. Rodriguez 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. 8-H at 3632 S Winchester Ave - App No. 22057

Chairman Tunney confirmed the receipt of a support letter from Ald. Abarca.

Ald. Hopkins 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. 4-H at 2127 W 18th St - App No. 22058

Ald. Sigcho-Lopez spoke in support of this 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.

14. Zoning Reclassification Map No. 2-K at 4225-4229 W Madison St - App No. 22048

Chairman Tunney confirmed receipt of an email of support from Ald. Ervin.

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.

15. Zoning Reclassification Map No. 5-G at 1030-1050 W North Ave/1604-1624 N Kingsbury St - App No. 22043T1

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. 12-E at 601-625 E 47th St, 4701-4711 S St. Lawrence Ave and 4700-4710 S Champlain Ave - App No. 22046T1

Ald. Beale 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 the receipt of a support letter of Ald. King.

Ald. Osterman 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.

17. Zoning Reclassification Map No. 6-G at 3000-3048 S Halsted St - App No. 22055

Chairman Tunney confirmed receipt of an email of support from Ald. Lee.

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.

18. Zoning Reclassification Map No. 11-G at 4642 N Magnolia Ave - App No. 22036T1

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

Ald. Reboyas 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. 19-H at 7319 N Rogers Ave - App No. 22054

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.

20. Zoning Reclassification Map No. 6-G at 2819 S Throop St - App No. 22050

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.

21. Zoning Reclassification Map No. 4-G at 1600 S Laflin St - App No. 21141T1

Ald. Reboyas 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 the receipt of a support letter from Ald. Sigcho-Lopez.

Ald. Cardona 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.

22. Zoning Reclassification Map No. 8-G at 831 W 33rd St - App No. 22047T1

Ald. Reboyas 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 the receipt of a support letter from Ald. Lee.

Ald. Villegas 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. 8-F at 3301-3305 S Wallace St - App No. 22028T1

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

Ald. Moore 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. 14-J at 3635-3637 W 59th Pl - App No. 22035

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

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.

25. Zoning Reclassification Map No. 13-H at 1742-1754 W Balmoral Ave - App No. 22040

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

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.

26. Zoning Reclassification Map No. 2-K at 1132-1144 S Pulaski Rd, 4001-4059 W Grenshaw St and 1133-1145 S Karlov Ave - App No. 22053

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

Ald. Moore 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. 5-M at 6004 W. North Ave - App No. 22029

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

Ald. Cappelman 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. 5-H at 1887 N Milwaukee Ave - App No. 22061T1

Ald. Waguespack moved to defer 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.

29. Zoning Reclassification Map No. 9-O at 3339 N Ottawa Ave - App No. 22042

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

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. 7-G at 2573-2581 N Lincoln Ave - App No. 22039T1

Aldermanic Aide Taylor Nesse expressed Ald. Knudson's position of no objection to the ordinance, which covers a property located in his ward.

Ald. Beale inquired about the social equity aspect of the cannabis company's ownership (Company CEO Akili Parnell stated that company is 100% minority-owned, with a majority of the owners being African-American).

Ald. Moore 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. 7-F at 453-455 W Briar Pl - App No. 22056T1

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

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

Ald. Waguespack 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.

32. Zoning Reclassification Map No. 13-H at 4861 N Hermitage Ave - App No. 22049

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.

33. Zoning Reclassification Map No. 13-M at 5954-5960 W Lawrence Ave - App No. 22060T1

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

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.

34. Zoning Reclassification Map No. 12-G 1515-1525 W 47th St and 4701-4711 S Justine St - App No. 21108T1

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

Ald. Beale inquired whether the development project is within the Invest South/West boundaries (yes).

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.

35. Zoning Reclassification Map No. 12-H at 1641 W 47th St - App No. 21109T1

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

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.

36. Zoning Reclassification Map No. 3-G at 1226 W Augusta Blvd - App No. 21119T1

Ald. Waguespack 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 noted that Ald. Burnett supported this ordinance (at the Plan Commission) which covers a property located in his ward.

Ald. Beale 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. Waguespack 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