



**CITY COUNCIL**  
CITY OF CHICAGO

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

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

**Committee on Zoning, Landmarks and Building Standards**

**Monthly Rule 45 Report**

**June 2022**

On June 21, 2022, at 10:00 a.m., the Committee on Zoning, Landmarks and Building Standards held a meeting conducted via videoconference.

The following committee members were present:

Tunney (44), Hopkins (2), Dowell (3), Beale (9), Lopez (15), Moore (17), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Reboyras (30), Cardona (31), Waguespack (32), Austin (34), 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 May 24, 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 item:

Zoning Reclassification Map No. 10-K at 4401-4431 S Knox Ave

*Ald. Reboyras 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. Christopher Anderson spoke on document number 02022-1753

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

1. Amendment of Municipal Code Section 17-6-0403-F to permit non-accessory parking and RVs or boat storage within Planned Manufacturing District No. 15

*Steve Valenziano, Assistant Zoning Administrator, expressed the Planning Department's support for the ordinance.*

*Chairman Tunney inquired if Ald. Taliaferro was supporting the ordinance (yes).*

*Ald. Osterman wished Mr. Valenziano all the best in his retirement.*

*Ald. Osterman moved to pass this text amendment 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. Amendment of Municipal Code Section 14X-8-803.2 by modifying cooling requirements for nursing homes and senior housing facilities

*Ald. Reboyras moved to accept the substitute 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.*

*Building Commissioner Matthew Beaudet requested favorable consideration of the ordinance that addresses heating and cooling requirements for large (80 feet high or 100 dwelling units) and senior buildings. He stated that the ordinance requires that a cooling center be made available to all residents of large and 55+ senior buildings when the heating index reaches 80 degrees or higher. This must be provided by May 1, 2024.*

*Chairman Tunney asked Commissioner Beaudet about the differences between the large and senior buildings for the purposes of this ordinance. (Not much difference between the two types).*

*Ald. Hopkins suggested that buildings should be given a 30-day grace period, rather than set dates, to do the heating/cooling conversion. He stated that he would move to defer the ordinance.*

*Commissioner Beaudet wondered if the ordinance could be enforced if there was a 30-day grace period.*

*Ald. Sigcho-Lopez expressed that the situation was urgent and that the City Council needed to take action sooner rather than later.*

*Ald. Cardona inquired whether window units or fans could be utilized. (Commissioner stated that the ordinance addresses the requirement for a common-area cooling center rather than individual unit requirements). Ald. Cardona stated that the ordinance needed to do much more to aid elderly persons who are not mobile and not able to go to the cooling centers.*

*Ald. Hadden stated that the ordinance was not going to solve the problem of two-pipe systems. Rather, it is going to provide guidance and flexibility to building managers by including a maximum heating index provision, which will help seniors. She stated that deferring the ordinance another month would not be helpful, because it is a good ordinance, and she moved to pass it.*

*Ald. Cardona inquired if the buildings are inspected once a year (Commissioner stated that there are periodic inspections on boilers and large chillers).*

*Ald. Osterman stated that he supports Ald. Hadden and this ordinance.*

*Ald. Austin stated that it is difficult to get inspections on senior buildings. She asked for assistance in getting into one of the senior buildings in her ward. (The commissioner asked for the address, so he could arrange an inspection of the building).*

*Ald. Rodriguez stated that the ordinance should not be delayed and should be voted on.*

*Ald. Cappleman stated that he liked the ordinance. He asked if the Residential Landlord Tenant Ordinance applies in this matter (no).*

*Ald. Lopez stated that he supported Ald. Hadden in general. He inquired whether the City could address this issue because of its home rule rights (yes). He inquired how many buildings would be impacted by the implementation of this ordinance (the commissioner stated he would provide this information through the Chair). He inquired what the expected cost would be per building (\$5000-\$10000). He stated that more information was needed before the item is moved forward.*

*Ald. Dowell inquired why the change that allows for a minimum temperature change from 68 degrees to 64 degrees (It provides buildings more flexibility). She stated that she did not support lowering it to 64 degrees. She had a question about the pace of elevator inspections in the senior buildings (Commissioner stated that senior buildings are prioritized). She also asked how many elevator inspectors (the city has 13).*

*Ald. Reilly stated that he supports 90% of the ordinance, but he believes that more information is needed from the Law Dept. He suggested that the good parts of the ordinance be passed and the questionable parts be considered in the future.*

*Ald. Hopkins asked if the temperature regulation section could be taken out and further considered while allowing the rest of the ordinance to move forward. Ald. Hopkins moved to defer the ordinance.*

*Ald. Hadden stated that she was open to excluding the temperature regulation section while passing the rest of the ordinance, if the Building Commissioner was comfortable with the changes. (Commissioner stated that his team would work on revising the ordinance before the end of the meeting).*

*Ald. Lopez moved to accept the amended substitute 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.*

*Commissioner Beaudet confirmed that the heating section of the ordinance was removed.*

*Ald. Hopkins motioned 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.*

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

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

Or2022-139 located at 1431 N Claremont Ave

Or2022-158 located at 1044 N Francisco Ave - east elevation

Or2022-175 located at 1044 N Francisco Ave - Permit No. 100970658

Or2022-176 located at 1044 N Francisco Ave - Permit No. 100970661

Or2022-177 located at 1044 N Francisco Ave - Permit No. 100970662

Or2021-365 located at 325 S Paulina St

Or2022-138 located at 167 N Green St

Or2022-143 located at 315 W Walton St

Or2022-136 located at 2775 N Elston Ave

Or2022-135 located at 2150 N Cicero Ave - 126 sq. ft.

Or2022-134 located at 2150 N Cicero Ave - 91 sq. ft.

TBD located at 5035 W Lawrence Ave

Or2022-144 located at 651 W Washington Blvd

*Ald. Dowell 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. 4-G at 2108-2148 S Halsted St, 801-809 W 21st St and 800-810 W Cermak Rd

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

*Ald. Hadden 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. 8-J at 3425 W 31st St

*Ald. Rodriguez 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.*

3. Zoning Reclassification Map No. 2-L at 5050-5064 W Harrison St

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

*Ald. Austin 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-I at 2621 W Belmont Ave

*Ald. Rodriguez-Sanchez spoke in support of this aldermanic ordinance, which covers a property located in her 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.*

5. Zoning Reclassification Map No. 9-G at 835 W Addison St - App No. A-8772

*Ald. Reboyras presided over the hearing of this ordinance.*

*Ald. Tunney 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.*

6. Zoning Reclassification Map No. 3-I at 1433 N Fairfield Ave - App No. 21036T1

*Ald. Cardona moved to amend this ordinance to a Type 1 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 receipt of a support letter from Ald. La Spata.*

*Ald. Reboyras and Hadden moved to pass this ordinance, as amended to a Type 1 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. 4-F at 1931-1933 S Jefferson St - App No. 21041

*Ald. Sigcho-Lopez 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.*

8. Zoning Reclassification Map No. 2-K at 4225-4229 W Madison St - App No. 21037

*Ald. Ervin spoke in support of this 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.*

9. Zoning Reclassification Map No. 2-G at 1026-1044 W Jackson Blvd - App No. 20948T1

*Ald. Reboyras 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. 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.*

*Ald. Sigcho-Lopez 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 and 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.*

10. Zoning Reclassification Map No. 12-E at 5036-5058 S Prairie Ave and 224-232 E 51st St - App No. 21032

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

*Ald. Austin 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.*

*Ald. Dowell congratulated Steve Valenziano on his retirement and wished him well.*

11. Zoning Reclassification Map No. 3-L at 5202-5224 W Chicago Ave, 802-812 N Laramie Ave and 803-813 N Latrobe Ave - App No. 21027

*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.*

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

*Ald. Osterman commended Ald. Mitts on this project.*

*Ald. Osterman and Dowell 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.*

12. Zoning Reclassification Map No. 6-I at 2538 S Troy St - App No. 21029

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

*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.*

13. Zoning Reclassification Map No. 1-G at 215 N Green St - App No. 21038T1

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

*Ald. Hadden 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. 11-H at 4649 N Damen Ave - App No. 21028

*Chairman Tunney confirmed receipt of a support letter from Ald. Martin.*

*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.*

15. Zoning Reclassification Map No. 2-J at 3601 W Harrison St - App No. 21042T1

*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.*

16. Zoning Reclassification Map No. 11-M at 5824 W Montrose Ave - App No. 21039

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

*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.*

17. Zoning Reclassification Map No. 4-G at 931 W 19th St - App No. 21040T1

*Ald. Sigcho-Lopez spoke in support of this 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.*

18. Zoning Reclassification Map No. 5-H at 1741-1749 N Damen Ave - App No. 21033T1

*Ald. Waguespack 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.*

19. Zoning Reclassification Map No. 11-H at 4333 N Western Ave - App No. 21000

*Chairman Tunney confirmed receipt of a support letter from Ald. Martin*

*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. 11-I at 4200 N Sacramento Ave - App No. 21030

*Chairman Tunney confirmed receipt of a support letter from Ald. Rodriguez-Sanchez.*

*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.*

21. Zoning Reclassification Map No. 28-H at 1956 and 1957 W 115th St - App No. 21031

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

*Ald. Waguespack moved to pass this ordinance. There were no objections, and the item was approved by the affirmative majority vote of the members present for the roll call to determine quorum.*

22. Zoning Reclassification Map No. 1-E at 151-183 N Michigan Ave - App No. 21034

*Ald. Reilly spoke in support of this 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 majority vote of the members present for the roll call to determine quorum.*

23. Zoning Reclassification Map No. 5-G at 1967 N Kingsbury St - App No. 20867

*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.*

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

*Ald. Waguespack 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.*



24. Zoning Reclassification Map No. 1-G at 210-220 N Morgan St - App No. 20868

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

*Ald. Cardona 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.*

25. Zoning Reclassification Map No. 22-B at 3211 to 3227 E 92nd St, 9200 to 9242 S Burley Ave - App 20961

*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 confirmed receipt of a support letter from Ald. Sadlowski-Garza.*

*Ald. Waguespack 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.*

26. Zoning Reclassification Map No. 2-I at 512-528 S California Ave - App No. 20864

*Ald. Burnett 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.*

27. Zoning Reclassification Map No. 13-H at 5435 N Wolcott Ave - App No. 20890

*Ald. Reboyras 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. Vasquez.*

*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.*

28. Zoning Reclassification Map No. 16-D at 835-861 E 63rd St/6301-6325 S Maryland Ave - App No. 20992

*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. Taylor.*

*Ald. Hadden 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.*

*Steve Valenziano thanked all the aldermen and stated that he enjoyed working with everyone and that he would miss working in the Zoning Dept.*

*Alds. Lopez, Austin, Hadden, Dowell, Burnett, Commissioner Beaudet and Chairman Tunney thanked Mr. Valenziano for all his work with them and on behalf of the City.*

*There being no further business to conduct, Ald. Hadden 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 cursive script, appearing to read "Thomas Tunney".

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