



**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**

**December 2022**

On December 13, 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), 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), 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 November 29, 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. 10-F at 328 W 40th Pl - App No. 22023

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

*Ald. Reboyras 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. Kimmre Jordan spoke on document number 2022-2629
2. George Blakemore spoke on document number 2022-2629
3. James Majerowicz spoke on document number 2022-3777

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

1. Amendment of Municipal Code Titles 2, 4, 11, 14A, 14B, 17 and 18 and technical corrections to Journal of Proceedings of April 21, 2021 (Ordinance O2021-1193) and September 21, 2022 (Ordinance SO2022-2008) regarding Chicago Construction Codes

*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.*

*Dept. of Buildings Commissioner Matthew Beaudet spoke on the legislation which would amend some construction codes.*

*Ald. Hadden inquired about the plumbing code amendments. (Commissioner Beaudet stated that the proposed changes are safe and that the Dept. follows the science).*

*Ald. Cappelman applauded the City's efforts to update the construction codes to ultimately reduce construction costs.*

*Ald. Lopez inquired about some text legal language (Commissioner stated that it was modeled off state law language).*

*Ald. Hadden 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.*

2. Amendment of Municipal Code Chapters 17-2, 17-3, 17-9 and 17-10 regarding textual correction update of Chicago Zoning Ordinance, and amendment of ordinance (O2022-1869) Zoning Reclassification Map No. 14-H at 1920-1924 W 59th St

*Ald. Waguespack 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. Amendment of ordinance (O2022-1869) Zoning Reclassification Map No. 14-H at 1920-1924 W 59th St

*Zoning Administrator Patrick Murphey explained that this ordinance would correct a distance error in the previously passed private zoning application.*

*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.*

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

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

Or2022-348	Located at 3700 S Morgan St - north elevation
Or2022-349	Located at 3700 S Morgan - south elevation
Or2022-356	Located at 513 S Damen Ave - Permit No. 100995937
TBD	Located at 667 W Diversey Pkwy
TBD	Located at 625 W Diversey Pkwy

*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. 30-G at 11946 S Halsted St - App No. 22001

*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.*

*Chairman Tunney confirmed the support of Ald. Austin.*

*Ald. Beale 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.*

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

*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. 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 the support letter of Ald. Austin.*

*Ald. Beale moved to pass this ordinance, as amended and 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.*

3. Zoning Reclassification Map No. 1-F at 643-741 W Chicago Ave, 641-739 N Halsted St, 632-740 W Erie St, 627-661 W Erie St, 501-531 N Desplaines St and 524-630 W Grand Ave - App No. 21129

*Ald. Villegas 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 inquired about the minority make-up of the Bally's team (about half of the associates are minority). Ald. Beale inquired if the goal of hiring 60% minorities for the project was realistic (Bally's rep. stated that for Chicago it was a realistic goal). Ald. Beale stated that he believed it was an unrealistic goal. Ald. Beale also stated that he believed the zoning approval process was being rushed.*

*Ald. Moore stated that he was waiting for a list of job titles from the applicant (City CFO Jennie Bennett stated that the information would be sent through the chair).*

*Ald. Lopez inquired about the residential units in the revised plan development (the residential projects would be formalized and specified in the future when a residential developer is selected).*

*Ald. Villegas inquired about parking. (Temporary surface parking would be provided during the construction period. Underground parking would be provided when the casino opens). Ald. Villegas inquired whether the City would assign a project manager to ensure that the project was on budget and on time (Jennie Bennett indicated that the City's Chief Financial Officer would be the person to ensure that agreed-upon requirements are met; she also stated that some City departments would also be involved in assuring that the project is successfully completed).*

*Ald. Villegas stated that the City should have a project manager to ensure that the \$1.7 billion project is successfully completed and meets all the requirements.*

*Ald. Villegas inquired how many restaurants would operate at the casino (a variety of businesses will operate on the casino property). He also stressed the importance of providing minorities opportunities to invest in the casino).*

*Ald. Rodriguez inquired about the planned makeup of businesses that will operate at the casino (the casino operator is committed to bringing in small, local businesses to operate at the casino site; there will also be a casino rewards program that will award discounts to small, local businesses; the goal will be that 41% of casino businesses be minority-owned).*

*Ald. Reilly asked when the traffic study for the permanent casino had been completed (the final traffic study approval was completed the previous week). Alderman Reilly stated that he received a copy of the traffic study the previous day.*

*Ald. Reilly stated that he would vote against the ordinance and urged his colleagues to do the same.*

*Ald. Hopkins stated that the City was going into business with a company, Bally's, that has \$3.4 billion of debt. He declared that he would be voting no on this zoning ordinance.*

*Ald. Villegas inquired if a performance bond would be in place to ensure the project would be completed (Jennie Bennett stated the City has liquidated damages that were negotiated with Bally's and stated that the City did have a performance bond on the construction).*

*Ald. Burnett reiterated his support for the casino, whose revenues will help pay for pension obligations.*

*Chairman Tunney acknowledged a request for a roll call.*

*The following alderpersons voted Yes to support the passage of the zoning ordinance:*

*Reboyas, Moore, Rodriguez, Burnett, Cardona, Waguespack, Villegas, Cappleman, Hadden, Tunney*

*The following alderpersons voted No against the passage of the zoning ordinance:*

*Hopkins, Beale, Lopez, Reilly*

*The item passed, as revised, by a 10-4 vote.*

4. Zoning Reclassification Map No. 7-F at 2943 N Halsted St - App No. 22024T1

*Vice-Chairman Reboyas presided over the hearing of this ordinance.*

*Ald. Tunney's Chief of Staff, Bennett Lawson, expressed the community's and alderman's support for this ordinance, which covers a property located in his ward.*

*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.*

5. Zoning Reclassification Map No. 9-G at 3710 N Kenmore Ave - App No. 22025T1

*Vice-Chairman Reboyas presided over the hearing of this ordinance.*

*Ald. Tunney's Chief of Staff, Bennett Lawson expressed the community's and the alderman's support for 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.*

6. Zoning Reclassification Map No. 9-G at 1040-1042 W Waveland Ave - App No. 22021T1

*Vice-Chairman Reboyas presided over the hearing of this ordinance.*

*Ald. Tunney's Chief of Staff, Bennett Lawson expressed the community's support for this ordinance. Ald. Tunney also spoke in support of this ordinance, which covers a property located in his ward.*

*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.*

7. Zoning Reclassification Map No. 5-L at 1744 N LeClaire Ave - App No. 22020

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

*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.*

8. Zoning Reclassification Map No. 13-I at 4922 N Albany Ave - App No. 22017

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

*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. 9-K at 3415-3417 N Kostner Ave - App No. 22016

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

*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.*

10. Zoning Reclassification Map No. 9-I at 3219 N Elston Ave - App No. 22026T1

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

*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. 7-H at 2501 N Damen Ave/1880 W Fullerton Ave/2417 N Elston Ave - App No. 22019

*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.*

12. Zoning Reclassification Map No. 3-J at 1401 N Avers Ave - App No. 22015

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

*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. 6-F at 225 W Alexander St - App No. 22022T1

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

*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.*

14. Zoning Reclassification Map No. 14-D at 1500-1508 E 59th St, 1501-1509 E 59th St, 1450-1458 E 60th St and 1451-1457 E 60th St - App No. 22018

*Chairman Tunney requested that attorney Carol Stubblefield provide support letters from Ald. Hairston and Ald. Taylor.*

*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.*

15. 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

*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. 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.*

16. Zoning Reclassification Map No. 5-G at 2222 N Halsted St - App No. 21068

*Aldermanic Aide Taylor Nesse expressed Ald. Knudson's support for the 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.*

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

*Ald. Waguespack 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.*

18. Zoning Reclassification Map No. 3-F at 501-521 W Elm St, 500-520 W Hobbie St, 501-521 W Hobbie St, 500-520 W Oak St, 1001-1135 N Cambridge Ave and 1000-1134 N Cleveland Ave - App 21079

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

*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.*

19. Zoning Reclassification Map No. 3-F at 421-547 W Division St, 420-546 W Elm St, 529-547 W Elm St, 528-536 W Hobbie St, 529-547 W Hobbie St, 528-546 W Oak St, 1001-1031 N Larrabee St, 1111-1175 N Larrabee St, 1000-1174 N Cambridge Ave, 1143-1175 N Cambridge Ave, 1142-1174 N Cleveland Ave, 1143-1175 N Cleveland Ave, 1142-1174 N Hudson Ave and 1143-1175 N Hudson Ave - App No. 21080

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

*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.*

20. Zoning Reclassification Map No. 3-F at 1101-1129 N Cambridge Ave, 500-520 W Hobbie St and 1100-1128 N Cleveland Ave - App No. 21081

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

*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.*

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

*Ald. Hadden 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.*

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

*Ald. Hadden 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.*



23. Zoning Reclassification Map No. 16-M at 5923 W 63rd St - App No. 22008

*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.*

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

*Ald. Hadden 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.*

*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,

A handwritten signature in dark ink, appearing to read "Thomas Tunney", with a stylized, cursive script.

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