



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

March 2023

On March 14, 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), Lopez (15), Moore (17), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Reboyras (30), Cardona (31), Waguespack (32), 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 February 23, 2023 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. 22-B at 8840-8856 S Commercial Ave and 2954-2964 E 89th St - App No. 22089

Zoning Reclassification Map No. 4-H at 2134-2146 S Ashland Ave and 1601-1629 W 21st Pl - App No. 22090

Zoning Reclassification Map No. 10-F at 4005 S Dearborn St - App No. 22078

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. George Blakemore spoke.
2. Adam Peterson spoke on Doc. No. 2022-3989.
3. Viviana Ocampo spoke on Doc. No. 2022-3989.

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

1. Amendment of Municipal Code Chapters 4-8 and 17-9 regarding licensing of urban farms and community gardens

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.

Ruby Ferguson, The Food Equity Policy Lead in the Mayor's Office, presented on the proposed legislation which would support urban agriculture.

Ald. Lopez expressed concerns about the ordinance and motioned that consideration of the ordinance be deferred. 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.

2. Amendment of Municipal Code Chapters 4-4, 17-3 and 17-9 by modification of general district standards for indoor and outdoor operations and use standards for walk-up service windows

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.

Ald. Martin discussed the rationale for the ordinance, which would allow walk-up window service for food establishments in permitted zoning districts, except for alcohol and tobacco products.

Ald. Moore expressed concerns about some businesses not offering sit-down service and only selling through a walk-up window. He stated that this would be a problem in some communities.

Ald. Lopez inquired about the alcohol prohibition language in the ordinance. (Exceptions apply to Navy Pier, the Riverwalk, Lakefront venues & sidewalk cafe licenses).

Ald. Lopez moved to pass this ordinance, as amended. Ald. Moore voted No, but the item was approved by the affirmative vote of all the other members present for the roll call to determine quorum.

Chairman Tunney initiated the consideration of an **Historical Landmark Designation**

Historical landmark designation for Pioneer Arcade at 1535 N Pulaski Rd

Kandalyn Hahn of the Planning Department presented details regarding the proposed landmark designation.

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.

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

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

TBD	Located at 26 W Division St
Or2023-31	Located at 3300 S Michigan Ave
TBD	3450 W Division St
TBD	4611 N Broadway
TBD	3501 N Halsted St
TBD	3501 N Halsted St
TBD	4701 N Ravenswood Ave
TBD	4701 N Ravenswood Ave

Ald. Hopkins 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. 5-I at 2175 N Maplewood Ave - App No. 22092T1

Ald. Reboyas moved to amend the 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.

Ald. Reboyas moved to pass this ordinance, as amended to a Type 1. 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. 3-I at 1416 N Maplewood Ave - App No. 22094T1

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

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.

3. Zoning Reclassification Map No. 9-K at 3248-3256 N Pulaski Rd/4001-4011 W School St - App No. 22093T1

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

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.

4. Zoning Reclassification Map No. 5-F at 1617 N Wells St - App No. 22091

Ald. Hopkins 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. 16-C at 1650 E 71st St. - App No. 22096

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

Ald. Sigcho-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.

6. Zoning Reclassification Map No. 26-A at 10358 S Ewing Ave - App No. 22095

Chairman Tunney confirmed the receipt of a support letter from Ald. Sadlowski-Garza.

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.

7. Zoning Reclassification Map No. 16-I at 3055 W 63rd St - App No. 22098

Ald. Moore 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.

8. Zoning Reclassification Map No. 24-H at 10019 S Western Ave - App No. 22097T1

Chairman Tunney confirmed the receipt of a support letter from Ald. O'Shea.

Ald. Sigcho-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.

9. Zoning Reclassification Map No. 1-I at 2429 W Superior St - App No. 21094

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

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.

10. Zoning Reclassification Map No. 9-K at 3254 N Kilbourn Ave - App No. 22099T1

Ald. Sigcho-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.

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

Ald. Sigcho-Lopez moved to pass this ordinance, as amended and with the 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.

There being no further business to conduct, Ald. Reboyras 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 "Tom Tunney".

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