

**COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS**  
**MONTHLY RULE 45 REPORT**  
**JULY 2023**

On July 18, 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 10:10am

The following committee members were present:

Ramirez-Rosa (35), Lawson (44), LaSpata (1), Dowell (3), Hall (6), Harris (8), Ramirez (12), Moore (17), Sigcho-Lopez (25), Fuentes (26), Burnett (27), Cruz (30), Conway (34), Villegas (36), Knudsen (43), Clay (46).

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

1. George Blakemore; spoke in opposition to the 3 min per person time limitation on public testimony
2. Danial Rosenbaum; 1400 block of W Fillmore, spoke in opposition to zoning amendment File No. 22213 for 1434-1446 W Fillmore St

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

*Alderman LaSpata 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. 22168 For the Address Commonly Known As 1754 N Paulina St

File No. 22129 For the Address Commonly Known As 1938-42 W 63<sup>rd</sup> St

File No. 22223 For the Address Commonly Known As 2714 W St. Helen St

File No. 22205 For the Address Commonly Known As 1633-1649 N Halsted St,

File No. 22204 For the Address Commonly Known As 116-138 S Paulina

File No. 22206 For the Address Commonly Known As 301 S Damen Ave; And 1800-1853 W Jackson Blvd  
And File No. 22203 For the Area Bounded By W Leland, N Hamlin, N Lawndale, And W Wilson Ave

File No. 22216 For the Address Commonly Known As 1551-1553 N Kostner Ave

*Ald. 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 consideration of an ordinance pertaining to the **Amendment of Municipal Code Chapters 17-12, 17-15, 17-17 and ancillary chapters regarding non-commercial messages as murals, vintage sign designations, non-conforming use under regulations for five year renewable period**

*Patrick Murphy of the Department of Planning & Development presented details regarding the proposed the ordinance*

*Chair Ramirez-Rosa pointed out this would not alter the current aldermanic approval process*

*Vice Chair Lawson spoke on the clarity of what is a commercial message and what is art*

*Ald. Dowell asked about a sign on Monroe Ave*

*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*

Chair Ramirez-Rosa initiated the consideration of an ordinance pertaining to the **Historical Landmark Designation for the Greater Tabernacle Cathedral at 11300 S Dr. Martin Luther, Jr. Dr**

*Dan Klaiber of the Department of Planning & Development presented details regarding the proposed landmark designation for the Greater Tabernacle Cathedral.*

*Ald. Anthony Beale submitted a letter of support on this item.*

*Ald. Clay 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 initiated the consideration of the following orders pertaining to **large signs over 100 feet in area, 24 feet above grade**

TBD	2	352 E Illinois ST	BOA Bank N.A.
TBD	2	352 E Illinois ST	BOA Bank N.A.
TBD	14	4100 W Ann Lurie	Greater Chicago Food Depository
Or2023-0001081	23	6084 S Archer Ave	UChicago Medicine / Advent Health
Or2023-0001082	27	400 W Division St	Wells Fargo
Or2023-0001083	27	400 W Division St	Wells Fargo
Or2023-0001084	27	1129 N Wells St	Public Storage
Or2023-0001231	41	11601 Touhy Ave	AGI
Or2023-0001250	42	612 N Wells St	GRI Holdings LLC

*Ald. Clay 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. 20-J at 3245-3321 W Columbus Ave.- App No. A-8826**

*Ald. 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.*

**2. Zoning Reclassification Map No. 20-J at 3323-3745 W Columbus Ave - App No. A-8827**

*Ald. Lawson 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.*

**3. Zoning Reclassification Map Nos. 20-K and 20-J at 8658 S Pulaski Rd and 3841-3987 W Columbus Ave - App No. A-8828.**

*Ald. 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.*

**4. Zoning Reclassification 8201 W Higgins Road - App No. A-8834**

*Patrick Murphy of the Department of Planning & Development spoke to clarify the reasons for the Department Amendment to the Planned Development.*

*Chair Rosa asked about Planned Development and Type 1 Application expiration dates*

*Chair Rosa confirmed the support of Ald Napolitano*

*Ald. Ramirez 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. 3-H at 1746 W Division St - App No. 22200T1**

*Attorney Liz Butler presented the development plans*

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

*Ald. 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.*

*Ald. LaSpata spoke in support of this item*

*Ald. LaSpata moved to pass this ordinance, with 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.*

**6. Zoning Reclassification Map No. 2-G at 1434-1446 W Fillmore Ave - App No. 22213T1**

*Attorney Liz Butler presented the development plans*

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

*Ald. 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.*

*Ald. Conway asked about the current use, the proposed height and the proposed amount of parking spaces*

*Ald. LaSpata asked about ground floor residential use*

*Ald. Cruz asked about ARO compliance and ARO unit make up*

*Ald. Dowell asked about ARO specific unit make up*

*Ald. Cruz asked about Community objections*

*Ald. Clay asked about ARO compliance*

*Ald. Dowell asked about surrounding Zoning Designations*

*Ald. Conway moved to pass this ordinance, with 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.*

**7. Zoning Reclassification Map No. 3-I at 2450 W Chicago Ave - App No. 22207**

*Attorney Braedon Lord presented the development plans*

*Chair Ramirez-Rosa confirmed the receipt of a support letter from 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. 9-G at 3262-3264 N Clark St - App No. 22214T1**

*Attorney Liz Butler presented the development plans*

*Ald. 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.*

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

*Ald. LaSpata asked about ground floor residential and B3 restrictions*

*Ald. Lawson spoke in support of this item*

*Ald. Lawson moved to pass this ordinance with 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.*

**9. Zoning Reclassification Map No. 4-G at 1828 S Racine Ave - App No. 22218**

*Ald. 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.*

**10. Zoning Reclassification Map No. 4-G at 1030 W 21st St - App No. 22219T1**

*Ald. 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. 4-H at 2156 W 21st St - App No. 22221T1**

*Attorney Ximena Castro presented the development plans*

*Chair Ramirez-Rosa confirmed the receipt of a support letter from Ald. Sigcho-Lopez*

*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.*

**12. Zoning Reclassification Map No. 4-H at 2158 W 18th St - App No. 22222T1**

*Attorney Ximena Castro presented the development plans*

*Chair Ramirez-Rosa confirmed the receipt of a support letter from Ald. Sigcho-Lopez*

*Ald. Dowell 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.*

**13. Zoning Reclassification Map No. 11-I at 4632-4644 N Western Ave - App No. 22202T1**

*Attorney Andrew Scott presented the development plans*

*Ald. LaSpata 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.*

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

*Chair Ramirez-Rosa confirmed the support of Ald. Martin*

*Ald. LaSpata moved to pass this ordinance with substitute narrative and plans and 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.*

**14. Zoning Reclassification Map No. 10-H at 4359 S Wood St - App No. 22198**

*Owner Naomi Quintana presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Lopez*

*Ald. Dowell asked about the current in relation to the surrounding properties*

*Chair Ramirez-Rosa spoke on current building*

*Ald. 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.*

**15. Zoning Reclassification Map No. 5-K at 4111 W Armitage Ave - App No. 22211**

*Attorney Nick Ftikas presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Fuentes*

*Ald. Fuentes spoke in support of the organization Las Tablas*

*Chair Ramirez-Rosa spoke on applicants receiving a grant from the City*

*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.*

**16. Zoning Reclassification Map No. 2-I at 115 S Francisco Ave - App No. 22215T1**

*Attorney Nick Ftikas presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Burnett*

*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.*

**17. Zoning Reclassification Map No. 1-I at 2500-2506 W Washington Blvd - App No. 22220T1**

*Attorney Nick Ftikas presented the development plans*

*Ald. LaSpata 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.*

*Chair Ramirez-Rosa confirmed the support of Ald. Burnett*

*Ald. Knudsen moved to pass this ordinance with 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. 2-I at 1113 S Mozart St - App No. 22210**

*Attorney Nick Ftikas presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Ervin*

*Ald. Dowell 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.*

**19. Zoning Reclassification Map No. 5-N at 2229 N Harlem Ave- App No. 22209**

*Attorney Nick Ftikas presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Taliaferrio*

*Ald. Dowell 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.*

**20. Zoning Reclassification Map No. 7-G at 3025 N Southport Ave and 1349-1359 W Nelson St - App No. 22208**

*Attorney Nick Ftikas presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Waguespack*

*Ald. Dowell 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.*

**21. Zoning Reclassification Map No. 13-J at 3348-3358 W Foster Ave - App No. 22217T1**

*Attorney Nick Ftikas presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Nugent*

*Ald. Dowell 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.*

**22. Zoning Reclassification Map No. 2-G at 1218 W Adams St - App No. 22224T1**

*Attorney Sara Barnes presented the development plans*

*Ald. 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*

*Chair Ramirez-Rosa confirmed the support of Ald. Burnett*

*Ald. LaSpata asked about the intensity of the designation*

*Ald. Conway asked about the community group participation*

*Patrick Murphy, Planning and Development, spoke on downtown districts*

*Ald. Fuentes 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.*

**23. Zoning Reclassification Map No. 2-I at 2625-2627 W Monroe St - App No. 22201T1**

*Attorney Fredrick Agustin presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Burnett*

*Ald. LaSpata asked about the involvement of BACP*

*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*

**24. Zoning Reclassification Map No. 18-D at 7740-7744 S Chicago Ave- App No. 22163**

*Attorney Fredrick Agustin presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Harris*

*Ald. Dowell 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*

**25. Zoning Reclassification Map No. 3-J at 952 N Springfield Ave - App No. 22199**

*Attorney Agnes Plecka presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Mitts*

*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*

**26. Zoning Reclassification Map No. 11-M at 5900 W Irving Park Rd - App No. 22212**

*Attorney Katriina McGuire presented the development plans*

*Ald. Villegas confirmed that the owner of the proposed cannabis dispensary is a social equity applicant*

*Chair Ramirez-Rosa confirmed the support of Ald. Sposato*

*Ald. Burnett 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*

**27. Zoning Reclassification Map No. 3-K at 1551-1553 N Kostner Ave - App No. 22216**

*Attorney Richard Toth presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. LaSpata*

*Ald. LaSpata spoke in support of the change and thanked applicants for the amount of Community Meetings*

*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*

**28. Zoning Reclassification Map No. 14-J at 3742 W 59th St - App No. 22185**

*Attorney Mark Kupiec presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Tabares*

*Ald. Ramirez 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*

**29. Zoning Reclassification Map No. 9-I at 3004-3006 W Belmont Ave - App No. 22169**

*Attorney Mark Kupiec presented the development plans*

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

*Ald. Dowell 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*

**30. Zoning Reclassification Map No. 3-I at 2647 W Augusta Blvd - App No. 22167T1**

*Attorney Mark Kupiec presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Villegas*

*Ald. LaSpata pointed out that once again a zoning change is necessary due to the fact that this is not in the ADU Pilot Program*

*Ald Villegas spoke in support*

*Ald. Conway spoke on the need for the ADU Pilot Program to be Citywide and in support of the Veteran Preference*

*Ald. Villages 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*

**31. Zoning Reclassification Map No. 3-I at 2611 W Augusta Blvd - App No. 22161T1**

*Attorney Mark Kupiec presented the development plans*

*Ald. LaSpata pointed out that once again a zoning change is necessary due to the fact that this is not in the ADU Pilot Program*

*Ald Villegas spoke in support*

*Ald. Conway spoke on the need for the ADU Pilot Program to be Citywide and in support of the Veteran Preference*

*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*

**32. Zoning Reclassification Map No. 3-I at 2641 W Augusta Blvd - App No. 22162T1**

*Attorney Mark Kupiec presented the development plans*

*Ald. LaSpata pointed out that once again a zoning change is necessary due to the fact that this is not in the ADU Pilot Program*

*Ald Villegas spoke in support*

*Ald. Conway spoke on the need for the ADU Pilot Program to be Citywide and in support of the Veteran Preference*

*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*

**33. Zoning Reclassification Map No. 6-I at 2754-2756 S Sacramento Ave - App No. 22153T1**

*Attorney Patrick Turner presented the development plans*

*Chair Ramirez-Rosa confirmed the support of prior Ald. Abarca and current Ald. Sigcho-Lopez*

*Ald. Sigcho-Lopez spoke in support of the item and thanked applicant for their patience*

*Chair Ramirez-Rosa asked for the name of the restaurant*

*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*

**34. Zoning Reclassification Map No. 5-H at 1617 N Honore St - App No. 22125**

*Attorney Tyler Manic presented the development plans*

*Ald. Lawson moved to amend the application to a Type-1. 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*

*Chair Ramirez-Rosa confirmed the support of Ald. Waguespack*

*Ald. Lawson moved to pass this ordinance as amended to a 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*

**35. Zoning Reclassification Map No. 5-G at 1675 N Elston Ave - App No. 20555T1**

*Attorney Timothy Barton presented the development plans*

*Ald. LaSpata moved to incorporate the Chicago Plan Commission records. 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.*

*Chair Ramirez-Rosa confirmed the support of Ald. Waguespack*

*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*

**36. Zoning Reclassification Map No. 16-D at 6615 S Kenwood Ave - App No. 22177**

*Ald. Ramirez 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.*

**37. Zoning Reclassification Map No. 34-E at 13722 S Leyden Ave - App 20752**

*Owner Ayanna Washington presented the development plans*

*Chair Ramirez-Rosa confirmed the support of Ald. Chico*

*Ald. Conway congratulated the owners on a good presentation*

*Ald. Clay asked about neighbor support and community feedback*

*Ald. Clay 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*

*There being no further business to conduct, Vice Chair Lawson 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,



Carlos Ramirez-Rosa

Chair, Committee on Zoning, Landmarks, & Building Standards