

Committee on Zoning, Landmarks and Building Standards
Monthly Rule 45 Report
June 2023

On June 20, 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), Hopkins (2), Dowell (3), Hall (6), Harris (8), Beale (9), Ramirez (12), Moore (17), Mosley (21), Sigcho-Lopez (25), Fuentes (26), Burnett (27), Cruz (30), Conway (34), Villegas (36), Reilly (42), Knudsen (43), Clay (46).

Alderman Hopkins (2) requested to attend the meeting by remote means under the provisions of Rule 59 due to a family emergency, he cannot be physically present. Once quorum was established excluding Ald. Hopkins, Chair Ramirez-Rosa presented the request to present committee members, hearing no objection, Ald. Hopkins was allowed to attend by remote means.

Chair Ramirez-Rosa began the meeting by requesting approval of the Rule 45 Report containing the minutes of the April 18, 2023, and May 9, 2023, meetings of the Committee on Zoning, Landmarks & Building Standards.

Alderman Mosley 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. 12-I at 2614 W 48th St and 4743 S Talman Ave - App No. 22170T1

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

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

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

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

Zoning Reclassification Map No. 5-H at 1754 N Paulina St - App No. 22168T1

Zoning Reclassification Map No. 26-B at 2664 E 106th St - App No. 21110T1

Zoning Reclassification Map No. 5-I at 1815-1821 N California Ave - App No. 19970T1

Zoning Reclassification Map No. 5-G at 1776-1830 N Clybourn Ave/1738-1760 N Sheffield Ave/1667-1729 N Marcey St - App No. 22157

Zoning Reclassification Map No. 26-G at 10655 S May St - App No. 22192

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

Zoning Reclassification Map No. 5-J at 3909 W Armitage Ave - App No. 22184T1

Zoning Reclassification Map No. 1-G at 375 N Morgan St and 901 W Kinzie St - App No. 22155

Zoning Reclassification Map No. 1-G at 420 N May St - App No. 22178

Zoning Reclassification Map No. 1-M at 237 N Menard Ave - App No. 22183

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

Zoning Reclassification Map No. 5-H at 2023 W Fullerton Ave - App No. 22151T1

Zoning Reclassification Map No. 11-G at 4427-4459 N Clark St/1425-1427 W Sunnyside Ave/4440-4456 N Clark/1437-47 W Sunnyside - App No. 22180

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 **Public Comment** portion of the meeting.

1. Max Chavez; Preservation Chicago spoke in support of establishing Landmark status of The Warehouse located at 206 S. Jefferson
2. Frederick Dunson; The Frankie Knuckles Foundation spoke in support of establishing Landmark status of The Warehouse, located at 206 S. Jefferson
3. Phil Bresnehan; Farnell Fabricating spoke regarding Zoning Change process and the need for better guidance for businesses pertaining to DOB Code, processes, and research tools.

Chair Ramirez-Rosa initiated the consideration ordinances pertaining to two **Historical Landmark Designations**

1. Historical landmark designation for Epworth Church located at 5253 N. Kenmore Doc. No. O2023-2000
Matthew Crawford of the Department of Planning & Development presented details regarding the proposed landmark designation for Epworth Church.

Ald. Manna Hoppenworth submitted a letter of support on this item.

Ald. Lawson questioned the current user and ultimate plans for the property.

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.

2. Historical landmark designation for The Warehouse located at 206 S. Jefferson (Direct Introduction)

Matt Crawford of the Department of Planning & Development presented details regarding the proposed landmark designation for The Warehouse.

Ald. Ramirez-Rosa, Burnett, and Conway spoke in support of this ordinance.

Ald. LaSpata questioned which portions of the building had been included in the landmark ordinance and what benefits is this designation to the owner(s).

Ald. Villegas 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.

Chair Ramirez-Rosa initiated the consideration of one Administrative Adjustment.

File # 23-133-AA. An application for an administrative adjustment for "Friendly Tavern LLC located at 6124 W. Gunnison St.

Patrick Murphy Zoning Administrator, Department of Planning and Development explained the need for the adjustment.

Ald. Jim Gardiner provided a letter of support to the Committee.

Ald. LaSpata 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

DOC#	WARD	LOCATION
TBD	2	633 W North Ave
Or2023-185	3	1319 S State St
Or2023-184	3	2808 S Michigan Ave
TBD	8	939 E 95 th St
Or2023-212	10	3940 E 106 th St
Or2023-174	11	944 W 38 th Pl
Or2023-173	11	3659 S Ashland Ave
Or2023-196	27	1500 N Clybourn Ave
Or2023-195	27	1500 N Clybourn Ave
Or2023-194	27	1500 N Clybourn Ave
Or2023-193	27	1129 N Wells St
Or2023-189	27	320 N Damen Ave
Or2023-188	27	320 N Damen Ave
Or2023-187	27	320 N Damen Ave

Or2023-183	27	600 W Chicago Ave
Or2023-182	27	600 W Chicago Ave
Or2023-181	27	1730 W Fullerton Ave
Or2023-180	27	451 N Elizabeth St
Or2023-179	27	1550 W Carroll St
Or2023-211	27	1242 W Washington Blvd
Or2023-210	27	1242 W Washington Blvd
Or2023-209	27	1242 W Washington Blvd
Or2023-208	27	1242 W Washington Blvd
Or2023-207	27	1242 W Washington Blvd
TBD	28	516 S Loomis St
TBD	28	516 S Loomis St
Or2023-198	32	1720 N Damen Ave
Or2023-197	32	1720 N Damen Ave
Or2023-190	34	333 S Halsted
Or2023-200	34	947 W Van Buren St
Or2023-199	34	947 W Van Buren St
TBD	40	5414 N Clark St
Or2023-202	41	838 Patton Dr
Or2023-201	41	838 Patton Dr
Or2023-203	42	656 W Randolph St

Ald. Burnett noted that 333 S. Halsted is now located within the 34th Ward due to the remap. The meeting summary noted the correction.

Ald. Fuentes 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. Amendment of Statements 5 and 12 of Planned Development 1092 - App No. A-8830
Ald. Reilly 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.
Ald. Reilly spoke to clarify the reasons for the Aldermanic Amendment to the Planned Development.
Ald. Hopkins 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. 12-E at 5339-5353 S State St and 2-16 E 54th St - App No. 20951T1
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. Dowell moved to pass this ordinance, as substituted. 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. 4-E at 45-79 E 18th St, 1801-1809 S Wabash Ave, 1800- 1806 S Michigan Ave - App No. 21125

Attorney Steve Friedland presented the development plans for the construction of two buildings consisting of 100 units and 50 units respectively, for a total of 150 affordable housing units.

Ald. Dowell requested this item be temporarily held, so the Committee members could be presented with the plans. The item was moved to a later portion of the agenda.

Plans were distributed to the Committee. Ald. Dowell spoke in support of the projects and respectfully requested support of the Committee.

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.

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.

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

Attorney Mark Lenz presented on the plans to convert a firehouse station to professional offices for New Horizons Steel LLC.

Ald. Lawson moved to accept the substitute ordinance. There were no objections, and the substitute ordinance was accepted.

Ald. Dowell spoke in support of the project and asked owner Cory Smith to speak about his company.

Cory Smith, owner of New Horizons Steel, LLC spoke regarding the company's history, plans for the building and community support.

Ald. Dowell moved 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.

8. Zoning Reclassification Map No. 5-I at 2412 W Belden Ave - App No. 22171

Attorney Rolando Acosta presented on expansion of the front building by adding dormers to meet the bulk and density requirements and to expand the front 4- dwelling units residential building and continue the rear 1 dwelling unit building with no changes, for a total of five dwelling units.

Ald. LaSpata provided the Committee with his support.

Ald. Lawson move to accept an amendment to Type 1. There were no objections, and the amendment was accepted by the affirmative vote of all members present for the roll call to determine quorum.

Ald. LaSpata moved to pass this ordinance, as amended. There were no objections, and the ordinance, as amended was approved by the affirmative vote of all the members present for the roll call to determine quorum.

9. Zoning Reclassification Map No. 3-G at 1235-1237 N Ashland Ave - App No. 22142T1

Attorney Rolando Acosta presented on the redevelopment of the property with a five-story mixed use building.

Ald. LaSpata provided the Committee with a letter of support.

Ald. Hokpins spoke in support of the projects which was formerly in the 2nd Ward.

Ald. Lawson move 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 moved to pass this ordinance, as substituted. 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.

10. Zoning Reclassification Map No. 3-G at 1257-1301 N Ashland Ave - App No. 22143T1

Attorney Rolando Acosta presented on the redevelopment of the property with a five-story mixed use building.

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 provided the Committee with a letter of support.

Ald. Laspata moved to pass this ordinance, as substituted. There were no objections, and the ordinance was passed as substituted by the affirmative vote of all members present for the roll call vote to determine quorum.

11. Zoning Reclassification Map No. 8-G 3316-3318 S Morgan St - App No. 22189

Attorney Rolando Acosta presented to comply with the minimum lot area to allow the deconversion from the existing dwelling units to six dwelling units and to add four parking spaces.

Ald. Lee provided the Committee with a letter of support.

Ald. Knudsen 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. 5-H at 1653-1739 W Webster Ave and 2075-2189 N Elston Ave - App No. 22154
Attorney Rolando Acosta presents the Planned Development amendment to add animal services as a permitted use in Sub-Area A.

Ald. Lawson moved to incorporate the Chicago Plan Commission records. There were no objections, and the records from the Chicago Plan Commission were incorporated by the affirmative vote of all members present for the roll call to determine quorum.

Ald. Waguespack provided the Committee a letter of support.

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. 3-K at 4038 W Potomac Ave - App 22194
Attorney Rolando Acosta presented on the plan to legalize one residential dwelling unit in the basement to allow the conversion from two to three residential units within the existing residential building.

Ald. Mitts provided the Committee with a letter of support.

Ald. Harris 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.

14. Zoning Reclassification Map No. 19-H at 7229 N Damen Ave - App No. 22188.
Attorney Rolando Acosta presented the plan to allow for the conversion from three to four to dwelling units by adding one dwelling unit in the basement with existing three and a half story residential building, no parking.

Ald. Hadden provided the Committee a letter of support.

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

15. Zoning Reclassification Map No. 20-K at 8101-8159 S Cicero Ave - App No. 22175
Attorney Nicholas Ftikas presented plans to lease one retail tenant space to a laundromat which required B# Zoning as a permitted use.

Ald. Curtis has expressed his support.

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

16. Zoning Reclassification Map No. 12-F at 5401-5437 S Federal St - App No. 22176
Attorney Nicholas Ftikas presented plans to develop the subject property with three two-story townhome buildings containing a total of seventeen dwelling units.

Both Ald. Dowell and Ald. Taylor provided the Committee letters of support. Note this project was previously approved by Ald. Dowell (3rd Ward), however due to remap, project is now within the 20th Ward.

Ald. Dowell spoke on behalf of herself and Ald. Taylor in support of the project.

Ald. LaSpata questioned how the ARO requirement was being satisfied.

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

17. Zoning Reclassification Map No. 3-I at 2600 W Iowa St - App No. 22158
Attorney Nicholas Ftikas presented request for the Zoning change is to allow for the permitting and reinstallation of an on-premises sign for the commercial tenant which had been installed approximately seventy years ago and records of permits did not exist.

Ald. Villegas spoke in support of the ordinance, thanked Zoning Administrator Patrick Murphy for his assistance and spoke of the historical significance of the "Hamm's Beer" Sign.

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

18. Zoning Reclassification Map No. 13-S at 5207 W Rose St - App No. 22152
Attorney Nicholas Ftikas presented the request for the Zoning change which will permit the indoor and outdoor storage of vehicles at the subject property.

Ald. Napolitano has submitted a letter of support to the Committee.

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

19. Zoning Reclassification Map No. 7-G at 1354 W Diversey Pkwy - App No. 22136
Attorney Sara K. Barnes presented the change request to permit the construction of a new four story, three-unit residential building with onsite accessory parking for three vehicles.

Ald. Lawson moved to accept an Amendment to Type 1. There were no objections, and the amendment was accepted by the affirmative vote of all members present for the roll call to determine quorum.

Ald. Waguespack provided a letter of support to the Committee.

Ald. Dowell moved to pass this ordinance, as amended. There were no objections, and the ordinance was amended was approved by the affirmative vote of all members present for the roll call to determine quorum.

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

Zoning Reclassification Map No. 6-5 at 3030 S Canal St - App No. 22195T1

Zoning Reclassification Map No. 6-5 at 6615 S. Kenwood - App No. 22177

The above three items have been deferred.

Ald. Burnett moved to defer all three items. There were no objections, and items have been deferred by the affirmative vote of all members present for the roll call to determine quorum.

21. Zoning Reclassification Map No. 16-I at 6348-6350 S Albany Ave - App No. 22196

Attorney Roberto Martinez presented the request for the Zoning change to allow the conversion from four to six dwelling units.

Ald. Lopez submitted a letter of support to the Committee.

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

22. Zoning Reclassification Map No. 20-K at 7901-8071 S Cicero Ave/4744-4760 W 81st St/4649-4711 W 79th St App No. 22179

Attorney Mariah DiGrino presented an amendment to Planned Development No. 965 to permit the addition of Cannabis Business Establishment as a permitted use subject to applicable special use approvals by the Zoning Board of Appeals (ZBA).

Ald. Fuentes moved to incorporate the records of the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present for the roll call to determine quorum.

Ald. Curtis provided the Committee a letter of support.

Ald. Lawson asked if there was a specific user in place or if the amendment to the PD was being amended to allow cannabis. Attorney DiGrino indicated a specific user is in place and has triggered the amendment to the Planned Development as well as two community meetings in support of the change.

Ald. Villegas asked if the user was a social equity group.

Ald. Burnett asked if the amendment was applicable to only this Planned Development or all Planned developments City-Wide.

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

23. Zoning Reclassification Map No. 26-H at 10517-10521 S Western Ave - App No. 22148

Darvell Jones (owner) presented the request for the zoning change to operate a communications service establishment.

Ald. O'Shea has submitted a letter of support to the Committee.

Ald. Moved to pass this ordinance. There were objections and the ordinance was approved by the affirmative vote of all members present for the roll call to determine quorum.

24. Zoning Reclassification Map No. 12-G at 4715-4759 S Bishop St and 1412-1424 W 48th St - App No. 22181

The above item has been deferred.

Ald. Lawson moved to defer this item. There were no objections, and the item has been deferred by the affirmative vote of all members present for the roll call to determine quorum.

25. Zoning Reclassification Map No. 20-G at 842-852 W 87th St, 8674-8698 S Vincennes Ave and 835-853 W 86th Place - App No. 22172

Attorney Carol Stubblefield presented a proposal to allow construction of retail space, gas station and car wash.

Ald. Mosley has provided a letter of support to the Committee.

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

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

The above item has been deferred.

Ald. Lawson moved to defer this item. There were no objections, and the item has been deferred by the affirmative vote of all members present for the roll call to determine quorum.

27. Zoning Reclassification Map No. 7-H at 2400-2410 N Oakley Ave/2300-2308 W Fullerton Ave - App No 22186T1

Attorney John George presented the request for the proposed zoning change to allow for general retail sales.

Ald. LaSpata asked if a specific user has been identified.

Ald. Waguespack submitted a letter of support to the Committee.

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

28. Zoning Reclassification Map No. 4-I at 2147-2157 S St Louis Ave/3442-3452 W Cermak Rd - App No. 22187

Fariborz Ilkhchi (owner) presented the zoning change proposal which will unify a split zoning to allow the continuation of a motor vehicle repair shop accessor and outdoor storage.

Ald. Scott has submitted a letter of support to the Committee.

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

29. Zoning Reclassification Map No. 1-G at 1300-1328 W Lake St - App No. 22156
Attorney Rich Klawiter and Aristitis Loukas (owner representative) presented a plan to construct a 46 story, mixed use building containing 593 dwelling units, approximately 10,000 square feet of ground floor commercial space, 330 accessory parking spaces and 593 bicycle parking spaces.

Ald. Fuentes moved to incorporate the records from the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present for the roll call to determine quorum.

Ald. LaSpata asked about the number of ARO units and the size of the units.

Ald. Burnett spoke in support of the proposed development, detailed the history of Peoria Packing and their support of the community. He wished them well at their new location.

Ald. Burnett moved to pass this ordinance. There were no objections, and the ordinance was approved the affirmative vote of all members present for the roll call vote to determine quorum.

30. Zoning Reclassification Map No. 1-G at 1300 W Carroll Ave - App No. 20866
Attorney Rich Klawiter and Katie Jahnke presented a proposal to construct two sub-area planned developments consisting of Sub-area A- 418-foot-tall building with 338 residential units above 460 parking spaces, 204,780 square feet of office space and ground floor commercial uses with accessory and incidental uses. Sub-area B would permit the construction of a 515-foot-tall building with either 633 residential units or 569,657 square feet of office space (or a mixed-use development of the two foregoing uses above 255 parking spaces and ground floor commercial uses, together with accessory and incidental uses.

Ald. Ramirez moved to incorporate the records of the Chicago Plan Commission. There were no objections, and the records were incorporated by the affirmative vote of all members present for the roll call to determine quorum.

Ald. Burnett spoke in support of the proposed project, the affordable units which surpasses the ARO require and mentioned both this proposal and the proposal previously passed are included in a TIF area providing substantial revenue to the fund.

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

31. Zoning Reclassification Map No. 13-L at 5411 W Higgins Ave - App No. 22144T1
Attorney Rich Klawiter presented a proposal to allow for the construction of a mixed-use project that will include cultural exhibits and accessory retail and office uses.
Ald. Lawson indicated he had visited the National Veterans Art Museum at its previously location on Milwaukee Ave. and encouraged his colleagues to visit the museum.
Patrick Murphy (Zoning Administrator) Department of Planning asked if this item had been added to the agenda after he received it as he was not aware of the item and if anything would trigger a Type 1 amendment.
Ald. Gardiner expressed his support to the Committee.

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

32. Zoning Reclassification Map No. 1-K at 4711 W Chicago Ave - App No. 22173
The above item has been deferred.

Ald. Lawson moved to defer this item. There were no objections, and the item has been deferred by the affirmative vote of all members present for the roll call to determine quorum.

33. Zoning Reclassification Map No. 5-M at 6214 W North Ave - App No. 22159
Attorney Dean T. Maragos presented a zoning change request to operate a pawn shop on the ground floor of an existing 2 story, mixed-use building.

Ald. Taliaferro provided a letter of support to the Committee.

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

34. Zoning Reclassification Map No. 1-L at 5529 S Chicago Ave - App No. 22160
Attorney Dean T. Maragos presented a proposed zoning change to create an art gallery with unique art exhibits with accessory uses.
Ald. Mitts submitted a letter of support to the Committee.

Ald. Lawson question the C1-2 zoning request as it seemed high for an art gallery.

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

35. Zoning Reclassification Map No. 9-K at 3316-3318 N Milwaukee Ave - App No. 22190
Attorney Lisa Duarte presented a plan to renovate the existing building and convert to a body art and piercing salon, as well as sell ink products and body jewelry at wholesale.
Ald. Cruz has submitted a letter of support to the Committee.

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

36. Zoning Reclassification Map No. 1-H at 1924 W Grand Ave - App No. 22193T1
Attorney Lisa Duarte presented a proposal to renovate the existing mixed use building and construct a two-story addition for a business office/retail and 2 dwelling unit building.
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 asked why "C" Zoning was not required in the PMD.
Patrick Murphy (Zoning Administrator) Department of Planning indicated request is not in the PMD, but adjacent and normally "C" zoning would provide a buffer, however this request is lesser than C Zoning, and recommended.
Ald. Villegas expressed his support to the Committee.
Ald. Villegas moved to pass this ordinance. There were no objections, and the ordinance was approved by the affirmative vote of all members present for the roll call to determine quorum.
37. Zoning Reclassification Map No. 5-H at 1868-1878 N Milwaukee Ave - App No. 22197T1
Attorney Tyler Manic presented a proposal to allow for construction of a five story, 44 dwelling unit mixed use building with 22 parking spaces, which requires a new Type-1 amendment.
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. Waguespack has submitted a letter of support to the Committee.
Ald. Ramirez moved to pass this ordinance. There were no objections, and the ordinance was approved, as amended by affirmative vote of all committee members present for the roll call to determine quorum.
38. Zoning Reclassification Map No. 3-G at 1440-1464 N Magnolia Ave/1241-1259 W Le Moyne St/1439-1461 N Elston – App No. 22077T1
Attorney Tyler Manic presented a proposed zoning change to allow for the "sports and recreation, participant-outdoor" zoning use category, with a substitute narrative and plans.
Ald. Lawson moved to accept a 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. Clay moves to incorporate the records from the Chicago Plan Commission. There were no objections, and the Chicago Plan Commission records were accepted by the affirmative vote of all members present for the roll call to determine quorum.
Ald. Mosely moved to pass this ordinance as substituted. There were no objections, and the ordinance was approved, as substituted by the affirmative vote of all members present for the roll call to determine quorum.
39. Zoning Reclassification Map No. 7-H at 2940-2946 N Leavitt St - App No. 22166T1
Attorney Zubin Kammula presented a proposed Zoning change to allow for outdoor activities for an existing dog day car and boarding/kennel services business.
Ald. Lawson moved to accept a substitute ordinance. There were no objections, and the substitute ordinance was accepted by the affirmative vote of all members present for the roll call to determine quorum.
Ald. Lawson moved to accept a 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. Waguespack has submitted a letter of support to the Committee.
Ald. Villegas asked what type of business will occupy the property.
Ald. LaSpata asked what noise control measures would be implemented to lessen impact on nearby residential properties.
Ald. Villegas moved to pass the ordinance as substituted. There were no objections, and the ordinance as substituted was approved by the affirmative vote of all members present for the roll call to determine quorum.
40. Zoning Reclassification Map No. 1-L at 5518 W Ohio St - App No. 22191
Christine Beecham (owner and applicant) presented a request for a zoning change to allow a new four-story dwelling unit residential building.
Ald. Fuentes moved to pass this item. There were no objections, and the ordinance was approved by the affirmative vote of all members present for the roll call to determine quorum.
41. Zoning Reclassification Map No. 13-H at 2306-2312 W Ainslie St - App No. 22164T1
Zoning Reclassification Map No. 13-H at 4900-4910 N Oakley Ave - App No. 22165
Attorney Thomas S. Moore presented two proposals pertaining to St. Mathis properties. The first proposal is to allow the subdivision of one zoning lot into two zoning lots to repurpose the former parish rectory into a twelve dwelling unit residential building. The second proposal is to allow a sub-division of the existing property into two zoning lots to allow a new five-story townhome development with the existing three-story rectory building to remain at 2306 W. Ainslie Avenue.
Ald. Dowell asked by the ARO requirement.
Ald. Vasquez has submitted a letter of support to the Committee.

- Ald. LaSpata moved to pass both items. There were no objections, and both ordinances were approved by the affirmative vote of all members present for the roll call to determine quorum.*
42. Zoning Reclassification Map No. 9-H at 3632 N Ashland Ave - App No. 22150
Attorney Thomas S. Moore presented a proposal to remodel the existing two dwelling unit residential and convert it to a four dwelling unit residential building.
Ald. Martin has submitted a letter of support to the Committee.
Ald. Harris moved to pass this item. There were no objections, and the ordinance was approved by the affirmative vote of all members present for the roll call to determine quorum.
43. Zoning Reclassification Map No. 11-H at 1844 W Irving Park Rd - App No. 22149
Attorney Thomas S. Moore presented a proposal to construct a four-story, seven dwelling unit residential buildings with a restrictive covenant.
Ald. LaSpata asked for specific details of the covenant.
Patrick Murphy (Zoning Administrator-Department of Planning) spoke regarding the City's enforcement capabilities regarding the covenant.
Ald. Martin has submitted a letter of support to the Committee.
Ald. Villegas moved to pass this item. There were no objections, and the ordinance was approved by the affirmative vote of all members present for the roll call to determine quorum.
44. Zoning Reclassification Map No. 15-G at 5943-5959 N Broadway - App No. 22174
Attorney Thomas S. Moore presented a proposal to downzone the property to be consistent with surrounding zoning districts. Applicant will continue all existing uses onsite.
Ald. Martin has submitted a letter of support to the Committee.
Ald. Burnett moved to pass this item. There were no objections, and the ordinance was approved by the affirmative vote of all members present for the roll call to determine quorum.
45. Zoning Reclassification Map No. 9-G at 3537 N Racine Ave - App No. 22182
Attorney Warren Silver presented a proposal to return the subject property to the zoning district that was in effect prior to rezoning the current district on 1/26/22.
Ald. Lawson moved to pass this item. There were no objections, and the ordinance was approved by the affirmative vote of all members present for roll call to determine quorum.
46. Zoning Reclassification Map No. 5-G at 1030-1050 W North Ave/1604-1624 N Kingsbury St - App No. 22043T1
Attorney Liz Butler presents a proposal for a zoning change to establish an off-premises wall sign.
Ald. Hopkins has submitted a letter of support to the Committee.
Ald. Fuentes moved to pass this item. There were no objections, and the ordinance was approved by the affirmative vote of all members present for the roll call to determine quorum.
49. Zoning Reclassification Map No. 14-G at 6206 S Racine Ave - App No. 22070
Attorney Steve Friedland presented a proposal to redevelop the former Woods School with 48 dwelling units, and approximately 20,000 square foot health center and a community center.
Ald. Conway moved to incorporate the records of the Chicago Plan Commission. There were no objections, and the Chicago Plan Commission records were incorporated by the affirmative vote of all members present for the roll call to determine quorum.
Ald. Coleman has submitted a letter of support to the Committee.
Ald. Dowell moved to pass this item. There were no objections, and the ordinance was approved by the affirmative vote of all members present for roll call to determine quorum.
50. Zoning Reclassification Map No. 1-G at 357-359 N Green St - App No. 22103
Zoning Reclassification Map No. 1-F at 320 N Jefferson St, 650 W Wayman St, 740 W Fulton Market and 331 N. Halsted St – App No. 22104
Attorney Ed Kus presented proposals for both App. No. 22103 and 22104 which encompasses both the 27th and 34th Wards. Proposal one amends Sub-area E from the planned development and to adjust the PD boundaries. Proposal two is to construct a 30-story office building, approximately 495 feet tall, with ground floor and rooftop commercial uses with approximately 300 parking spaces.
Ald. Lawson moved to accept the records of the Chicago Plan Commission. There were no objections, and the records of the Chicago Plan Commission were incorporated.
Ald. Burnett spoke about the history of the PD, community input and developers' commitments to public open space, parking availability to the community and expressed his support,
Ald. Conway spoke in support of the project.
Chair Ramirez-Rosa thanked the developer for working with SEIU Local 1.
Ald. Burnett moved to pass both items. There were no objections, and both ordinances were approved by the affirmative vote of all members present for roll call to determine quorum.
51. Zoning Reclassification Map No. 1-K at 441 N Kilbourn Ave/4239 W Ferdinand St - App No. 22033
Attorney Edward J. Kus presented a proposal to change Planned Manufacturing District No. 9 to a Planned Development for an addition to a warehouse; property exceeds ten acres.

Ald. Lawson moved to incorporate the records of the Chicago Plan Commission. There were no objections, and the Chicago Plan Commission records were incorporated by the affirmative vote of all members present for roll call to determine quorum.

Ald. Ervin has expressed his support to the Committee.

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

Chair Ramirez-Rosa thanked the Committee members noting the meeting consisted of legislation from both April and May and are caught up. Reminded Committee members that Budget Committee would be meeting at 2pm in Council Chamber.

There being no further business to conduct, Ald. Hopkins, Lawson and Fuentes moved to adjourn the meeting. There were no objections, and the meeting was adjourned at 1:09pm by the affirmative vote of all the members present for the roll call to determine quorum.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carlos Ramirez-Rosa". The signature is fluid and cursive, with the first name "Carlos" being the most prominent.

Carlos Ramirez-Rosa

Chair, Committee on Zoning, Landmarks, & Building Standards