



CITY COUNCIL
CITY OF CHICAGO

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

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

Committee on Zoning, Landmarks and Building Standards

Monthly Rule 45 Report

June 2020

On June 16, 2020 at 10:00 a.m., the Committee on Zoning, Landmarks and Building Standards held a meeting conducted via videoconference.

The following committee members were present:

Tunney (44), Hopkins (2), Dowell (3), Sawyer (6), 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), Osterman (48), Hadden (49).

The following committee member was not present:

Austin (34).

Chairman Tunney called the meeting to order.

He started the meeting by requesting approval of the Rule 45 Report containing the minutes of the May 19, 2020 meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderman Lopez moved to approve the Rule 45 Report, which passed via a voice vote.

Deferral requests were submitted for the following items:

Zoning Reclassification Map No. 5-F at 1623-1631 N Halsted St - App No. 20404

Zoning Reclassification Map No. 18-G at 7850-7858 S Halsted St and 800-830 W 79th St

Zoning Reclassification Map No. 168-B at 255 E 63rd St - App No. 20403

Zoning Reclassification Map No. 2-K at 917-927 S Keeler Ave - App No. 20407

Zoning Reclassification Map No. 2-J at 1111-1141 S Homan Ave/1134-1142 S Kedzie Ave/3300-3303 W Fillmore St/3200-3340 W Roosevelt Rd - App No. 20406

Zoning Reclassification Map No. 2-K at 801-825 S Kilpatrick Ave, 4607-4659 W Polk St and 4606-4628 W Arthington St. - App No. 20410

Zoning Reclassification Map No. 1-F at 171-185 N Halsted St, 729-741 W Lake St and 728-740 W Couch Pl - App No. 20405

Zoning Reclassification Map No. 2-I at 2401-2547 W Congress St, 2410-2546 W Harrison St, 2400-2538 W Flournoy St, 2400-2534 W Lexington St, and various additional addresses

Zoning Reclassification Map No. 9-K at 3800 N. Milwaukee Ave - App No. 20408T1

Zoning Reclassification Map No. 9-F at 3501-3519 N Halsted St - App No. 20415T1

Ald. Cappelman moved to accept these deferrals, which passed on a voice vote.

1. Public Comment

- a. Mark Church spoke on #2020-1905
- b. Lisa Iverson spoke on #2020-1905
- c. Lawrence Adelson spoke on #2019-751

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

1. Zoning Reclassification Map No. 14-H at 6101-6133 S. Oakley Ave, 6003 S. Claremont Ave and 5939 S. Western Ave (16th Ward)

Ald. Reboyras moved to accept the substitute ordinance, which passed by a voice vote.

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

Ald. Lopez spoke in support of this substitute aldermanic ordinance.

Ald. Dowell moved to pass this ordinance, as amended, which passed by a voice vote.

2. Zoning Reclassification Map No. 11-I at 4255-4257 N Sacramento Ave - App No. 20417T1

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

Ald. Lopez moved to pass this ordinance, which passed by a voice vote.

3. Zoning Reclassification Map No. 9-K at 4200 W Belmont Ave, 3202 N Kildare Ave and 4157 W Melrose St - App No. 20350

Ald. Waguespack moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote.

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

Ald. Waguespack moved to pass this ordinance, as revised, which passed by a voice vote.

4. Zoning Reclassification Map No. 4-H at 2025-2027 W 17th St - App No. 20413T1

Ald. Reboyras moved to accept the substitute narrative and plans, which passed by a voice vote.

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

Ald. Reilly moved to pass this ordinance, with substitute narrative and plans, which passed by a voice vote.

5. Zoning Reclassification Map No. 6-J at 2417 S Christiana Ave - No. 20414

Ald. Cardenas spoke in support of this item, which covers a property located in his ward.

Ald. Dowell moved to pass this ordinance, which passed by a voice vote.

6. Zoning Reclassification Map No. 9-I at 3401-3425 N California Ave/2704-2718 W Roscoe St - App No. 20393

Ald. Reboyras moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote.

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

Ald. Cappleman moved to pass this ordinance, as revised, which passed by a voice vote.

7. Zoning Reclassification Map No. 16-E at 600 E 67th St - App No. 20409

Ald. Beale motioned to defer this item, which passed by a voice vote.

8. Zoning Reclassification Map No. 18-I at 2607 W 71st St - App No. 20412

Chairman Tunney confirmed receipt of a support letter from Ald. Curtis.

Ald. Lopez asked the Planning Dept. what actions are being taken to address buyers who unwittingly purchase a property that has less units than they believe they are buying.

Zoning Administrator Murphey stated that he would research this property to obtain the zoning certification indicating how many legal units were recognized for this property.

Ald. Lopez moved to pass this ordinance, which passed by a voice vote.

9. Zoning Reclassification Map No. 8-F at 3422 S Normal Ave - App No. 20402T1

Chairman Tunney confirmed receipt of a support letter from Ald. Thompson.

Ald. Cardona moved to pass this ordinance, which passed by a voice vote.

10. Zoning Reclassification Map No. 16-E at 6830 S Michigan Ave - App No. 20411

Chairman Tunney confirmed receipt of a support letter from Ald. Sawyer.

Ald. Beale moved to pass this ordinance, which passed by a voice vote.

11. Zoning Reclassification Map No. 16-D at 1500 E 71st St - App No. 20416

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

Ald. Reilly moved to pass this ordinance, which passed by a voice vote.

12. Zoning Reclassification Map No. 13-J at 4918 N Drake Ave - App No. 20367

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

Ald. Cardona moved to pass this ordinance, which passed by a voice vote.

13. Zoning Reclassification Map No. 30-E at 11944 S Prairie Ave - App No. 20373

Ald. Beale spoke in support of this item, which covers a property located in his ward.

Ald. Hopkins moved to pass this ordinance, which passed by a voice vote.

14. Zoning Reclassification Map No. 9-G at 1118-1124 and 1128 W Patterson Ave - App No. 20388T1

Vice-Chairman Reboyras presided over the hearing of this item, as Chairman Tunney recused himself, since this item covers a property located in the 44th ward.

Ald. Dowell inquired on how a prohibition of short term rentals in the units would be memorialized.

Attorney Kolpak replied that the prohibition would be included in a restrictive covenant.

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

Ald. Hopkins inquired about the commitment to not rent out parking spaces for Cubs games.

Attorney Kolpak replied that the prohibition would be included in a restrictive covenant.

Ald. Osterman expressed his support for this ordinance.

Ald. Villegas moved to pass this ordinance, which passed by a voice vote.

15. Zoning Reclassification Map No. 26-E at 720 E 111th St - App No. 20353

Ald. Villegas moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote.

Ald. Beale spoke in support of this item, which covers a property located in his ward.

Alds. Hopkins, Osterman, Burnett & Reboyras commended Ald. Beale for bringing the project to fruition.

Ald. Beale confirmed that Amazon has committed to hire from the community.

Chairman Tunney inquired about parking spaces and traffic management.

Ald. Beale stated that many parking spaces will have electric charging capability.

Ald. Lopez moved to pass this ordinance, as revised, which passed by a voice vote.

16. Zoning Reclassification Map No. 9-K at 3911-3985 N Milwaukee Ave/4671-4777 W Irving Park Rd - App No. 20394

Ald. Reboyras moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote.

Chairman Tunney inquired about the number of parking spaces (216).

Ald. Cardona moved to pass this ordinance, as revised, which passed by a voice vote.

17. Zoning Reclassification Map Nos. 1-F and 2-F at 641-663 W Madison St, 641-661 W Washington Blvd, 2-40 N Desplaines St, 640-662 W Madison St, 541-663 W Madison St, 2-40 S Clinton St, 540-718 W Monroe St, 1-39 S Jefferson St, 1-39 S Desplaines St and 2-40 S Desplaines St - App No. 20377

Ald. Villegas moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote.

Ald. Reilly spoke in support of this item, which covers a property located in his ward.

Ald. Sawyer moved to pass this ordinance, as revised, which passed by a voice vote.

18. Zoning Reclassification Map No. 1-F at 344 N Canal St - App No. 20295

Ald. Villegas moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote.

Ald. Reilly spoke in support of this item, which covers a property located in his ward.

Ald. Burnett congratulated Ald. Reilly on the project and inquired about the owner of the current tire shop (unknown).

Ald. Villegas also congratulated Ald. Reilly on the project and acknowledged him for advocating for minority-owned contractor participation in this project.

Ald. Cappleman moved to pass this ordinance, as revised, which passed by a voice vote.

19. Zoning Reclassification Map No. 1-E at 400 N Lake Shore Dr - App No. 20376

Ald. Cappleman moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote.

Ald. Reilly spoke in support of this item, which covers a property located in his ward.

Ald. Hopkins congratulated Ald. Reilly on the project.

Ald. Hopkins moved to pass this ordinance, as revised, which passed by a voice vote.

Chairman Tunney requested a moment of silence for former Alderman Burt Natarus.

20. Zoning Reclassification Map No. 1-G at 900-918 W Fulton Market and 300-308 N Peoria St - App No. 20299

Ald. Hopkins moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote.

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

Ald. Moore moved to pass this ordinance, as revised, which passed by a voice vote.

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

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

Or2020-145 located at 1471 N Milwaukee Ave

Or2020-144 located at 2639 N Elston Ave

Or2020-141 located at 2366 N Damen Ave

TBD located at 513 Express Center Drive

TBD located at 513 Express Center Drive

TBD located at 513 Express Center Drive

Or2020-136 located at 71 E Wacker Dr

Or2020-137 located at 5211 W Lawrence Ave

Ald. Burnett moved to pass the sign orders collectively, which passed by a voice vote.

The Committee, having no further business, on a motion by Ald. Moore, the meeting was adjourned.

Respectfully submitted,



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