



CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER
SECOND FLOOR, CITY HALL
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Committee on Zoning, Landmarks and Building Standards

Monthly Rule 45 Report

September 2020

On September 8, 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), Austin (34), Villegas (36), Reilly (42), Cappleman (46), Osterman (48), 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 July 21, 2020 meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderman Reilly 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. 13-G at 5046-5056 N Broadway, 1200 W Winnemac Ave, 5077 N Broadway, 5051-5063 N Broadway and 1125 W Winona St - App No. 20440

Zoning Reclassification Map No. 7-G at 1134 W Diversey Pkwy - App No. 20454

Zoning Reclassification Map No. 1-E at 400-418 E Grand Ave, 529-549 N McClurg Ct and 401-429 E Ohio St - App No. 20443

Zoning Reclassification Map No. 15-N at 5656 N Newcastle Ave - App No. 20441

Zoning Reclassification Map No. 11-J at 3557 W Lawrence Ave - App No. 20442

Zoning Reclassification Map No. 5-H at 1907 W Fullerton Ave - App No. 20450T1

Zoning Reclassification Map No. 3-G at 1317 W North Ave - App No. 20457T1

Zoning Reclassification Map No. 1-H at 1939-1959 W Lake St, 115-159 N Damen Ave, 1900-1958 W Maypole Ave, 1901-1959 W Maypole Ave, 1900-1948 W Washington Blvd and 100-146 N Wolcott Ave - App No. 20439

Zoning Reclassification Map No. 3-F at 1423-1427 N Sedgwick St - App No. 20444T1

Ald. Reboyras moved to accept the above-noted deferrals, which passed on a voice vote.

Chairman Tunney initiated the public comment portion of the meeting.

1. Public Comment

- a. Ina Oterman spoke on #2020-3754
- b. Colleen Murphy spoke on #2020-3754
- c. Matt Blauvelt spoke on #2020-3754
- d. Rodney Brown spoke on #2020-2412
- e. Kevin Sutton spoke on #2020-2412
- f. Nancy Schohck spoke on #2020-3754
- g. Carmin Ballou spoke regarding the ADU Ordinance

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

1. (MA-2007) A Direct Introduction Ordinance authorizing temporary zoning uses in response to Covid-19.

Ald. Reboyras moved to accept the Direct Introduction, by the same roll call that was used to determine the quorum, with no objections heard.

Commissioner of Family and Support Services, Lisa Morrison-Butler spoke on the particulars of the ordinance, which changes the zoning classification to allow for the retroactive conversion and alternate use of former public school buildings currently being used as shelter spaces.

The use of the schools as shelter spaces was done in reaction to the need to spread out the provision of shelter beds, in response to the Covid-19 health crisis.

The move to former public school buildings also addressed the need to find rent-free places to house clients.

The ordinance specifically allows the use of the former Calumet school (in Ald. Brookins' ward) and the former Young Women's Leadership school (in Ald. King's ward) as shelters, that total 540 beds.

Chairman Tunney inquired whether Aids. Brookins and King had been briefed and whether they were supportive of the shelters being in their wards.

The Commissioner replied that both were briefed and were begrudgingly okay with the shelters being in their wards.

Ald. King said her ward was stepping up to do its part to keep the City's most vulnerable population safe during the Covid-19 health crisis. She inquired if more temporary shelters would be needed.

The Commissioner stated that there are 4000 shelter beds in Chicago, but a recent count of 5400 homeless, so supply does not match the need. There has always been a gap, particularly financial.

She alluded to a Columbia university study that estimated that the homeless population would increase by 45% in the future.

Chairman Tunney confirmed that Alderman Brookins did not object to the shelter being in his ward.

Ald. Osterman mentioned that the City Council, in its future budget considerations, needed to work to ensure that there would be an adequate public shelter system in place to care for the increasing number of people that will need it in the future.

Ald. Lopez inquired about the cost to convert the schools to shelters. The Commissioner indicated that she did not have that information, but that she would forward it, through the chair, to Ald. Lopez.

Ald. Lopez inquired if DFSS was looking at any other potential temporary shelter sites (no).

Ald. Lopez inquired with the Dept. of Health whether this ordinance allowed for the placement of public Covid-19 testing sites. Megan Cunningham replied that the emergency ordinance allows for these testing sites in all zoning districts, until the health threat is declared to be over.

Ald. Hadden inquired about DFSS's plans for more permanent housing solutions for this vulnerable population. Commissioner replied that much will depend about future funding availability to address the emergency housing issue. She was even looking at the ADU ordinance as being a potential help.

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

2. (MA-2006) Amendment of Municipal Code Section 17-13-0610 regarding planned development ordinance review processes and fees

Noah Szafraniec of the Planning Department described the ordinance as effecting the collection of fees for planned developments that have multiple phases of development. The fees would be paid out in proportion to the phases currently being reviewed in the project.

Ald. Reboyras inquired if fees are paid out before the zoning change is approved (yes).

Ald. Reboyras moved to pass this ordinance, as amended, 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)

Or2020-192 located at 2585 N Elston Ave

Or2020-191 located at 2845 W Belden Ave

TBD located at 1135 S Delano Ct

TBD located at 1135 S Delano Ct

TBD located at 1135 S Delano Ct

Or2020-195 located at 1460 N Halsted St

Or2020-177 located at 2327 W Madison St

Or2020-200 located at 2415 W 19th St

TBD located at 4025 W Peterson

Or2020-190 located at 640 N Wells St

Or2020-189 located at 311 W Monroe St

Or2020-188 located at 110 N Wacker Dr
Or2020-187 located at 110 N Wacker Dr
Or2020-186 located at 405 N Wabash Ave
Or2020-185 located at 405 N Wabash Ave
Or2020-184 located at 35 N State St
Or2020-183 located at 35 N State St
Or2020-181 located at 35 N State St
Or2020-172 located at 3032 N Clark St
TBD located at 2500 W Bradley Pl
TBD located at 1801 W Argyle

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

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

1. 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

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

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

Ald. Lopez commended Ald. Scott on the wonderful addition of a training center to the neighborhood. He also inquired about the project receiving Neighborhood Opportunity Funds (Ald. Scott noted that the fund allocation was previously approved).

Alds. Reboyras, Rodriguez, Dowell and Austin congratulated Ald. Scott on the project.

Chairman Tunney also congratulated Ald. Scott on the project and on the naming of the training center for his father, Michael Scott, Sr.

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

2. Zoning Reclassification Map No. 9-H at 3419-3421 N Paulina St - App No. 20459T1

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

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

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

3. Zoning Reclassification Map No. 11-I at 2445 W Pensacola Ave - App No. 20456

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

4. Zoning Reclassification Map No. 11-H at 4010 N Lincoln Ave - App No. 20455T1

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

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

5. Zoning Reclassification Map No. 1-G at 1446 W Huron St - App No. 20453

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

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

6. Zoning Reclassification Map No. 28-I at 2737 W 111th St - App No 20449

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

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

7. Zoning Reclassification Map No. 3-J at 918 N Drake Ave - App No. 20460

Ald. Burnett 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.

8. Zoning Reclassification Map No. 3-G at 1162 N Milwaukee Ave - App No. 20073T1

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

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

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

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

9. Zoning Reclassification Map No. 3-F at 200-208 W Chicago Ave/800-820 N Wells St/201-209 W Institute Pl
- App No. 20437

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

10. Zoning Reclassification Map No. 3-F at 1520-1532 N Wells St/1513-1525 N Wieland St - App No. 20436

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

Chairman Tunney sought clarification of the purpose of the ordinance. Attorney McGuire replied that it was an amendment that changes the site plan of a previously approved planned development.

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

Chairman Tunney inquired about the hotel traffic impact on Wieland Street (Traffic study was conducted; all entrances and loading will be off Wells St.)

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

11. Zoning Reclassification Map No. 1-H at 2109 W Grand Ave - App No. 20447

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

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

12. Zoning Reclassification Map No. 3-I at 2636 W Evergreen Ave - App No. 20445

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

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

13. Zoning Reclassification Map No. 18-B at 1860-1862 S Blue Island Ave - App No. 20452

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

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

14. Zoning Reclassification Map No. 18-B at 3006-3012 E 78th St - App No. 20451

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

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

15. Zoning Reclassification Map No. 4-K at 2100 S Pulaski Rd - App No. 20463

Ald. Reboyras moved to defer this item, which passed by a voice vote.

16. Zoning Reclassification Map No. 6-F at 335-337 W 30th Pl - App No. 20461T1

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

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

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

17. Zoning Reclassification Map No. 18-F at 7151-7153 S Halsted St - App. No. 20446

Ald. Lopez commended Ald. Sawyer on the proposed sit-down restaurant.

Ald. Osterman inquired why the C-district classification was chosen for the restaurant.

Ald. Dowell inquired whether the business was considered a restaurant or tavern.

Attorney replied that the zoning classification was to establish a tavern use.

Steve Valenziano of the Planning Dept. confirmed that the business was classified as a tavern, and he inquired if the parking lot was included in the zoning application (it was included).

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

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

18. 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

Ald. Ervin spoke in support of this aldermanic ordinance, which covers properties located in his ward.

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

19. Zoning Reclassification Map No. 3-G at 1534 W Augusta Blvd - App No. 20458

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

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

20. Zoning Reclassification Map No. 3-H at 1914-1924 W Chicago Ave - App No. 20462T1

Chairman Tunney inquired whether there was a support letter from Ald. La Spata (attorney Fritchey confirmed that a letter was provided).

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

21. Zoning Reclassification Map No. 1-H at 2019 W Washington Blvd - App No. 20448

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

Chairman Tunney inquired whether the property was a city-owned property (yes) and whether affordable units were being provided (no).

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

22. Zoning Reclassification Map No. 1-G at 1140 W Erie St - App No. 20296

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

23. Zoning Reclassification Map No. 20-F at 1115 W Washington Blvd and 19-27 N May St - App No. 19900

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

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

Chairman Tunney inquired how many affordable units would be provided on site (none on site, but affordable single-family homes will be provided offsite).

Ald. Villegas inquired about the cost for the luxury condos (around \$1,000,000) and for the affordable single-family homes (around \$319,000 for 4-bedroom homes).

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

24. Zoning Reclassification Map No. 16-F at 38 W 64th St - App No. 20397

Ald. Sigcho-Lopez 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. Taylor.

Ald. Dowell inquired about landscaping plans along State Street.

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

25. Zoning Reclassification Map No. 12-J at 3330-3356 W 51st St - App No. 20421

Ald. Reboyras moved to defer this item, which passed by a voice vote.

26. Zoning Reclassification Map No. 1-G at 1012-1024 W Randolph St and 147-155 N Carpenter St - App No. 20419

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

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

There being no further business to conduct, Ald. Reilly motioned to adjourn the meeting, which passed by a voice vote.

Sincerely,



Thomas M. Tunney
Alderman, 44th Ward