



CITY COUNCIL
CITY OF CHICAGO

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

CITY HALL, ROOM 304
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

Committee on Zoning, Landmarks and Building Standards

Monthly Rule 45 Report

December 2020

On December 1, 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 October 6, 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. 10-F at 3924 S Wells St - App No. 20525

Zoning Reclassification Map No. 5-M at 1819-1833 N Major Ave and 1812 N Central Ave - App No. 20501T1

Zoning Reclassification Map No. 17-H at 6542-6558 N Clark St/1637-1649 W Albion Ave - App No. 20493T1

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

Chairman Tunney initiated the public comment portion of the meeting.

1. Public Comment

- a. Ward Miller spoke on #2019-3815
- b. Nick Katsafados spoke on the Milwaukee Avenue aldermanic rezoning applications in the 35th Ward
- c. Merrill Goozner spoke on #2020-4815
- d. Adriana Diaz spoke on #2019-3815
- e. Bruce Anderson spoke on the Milwaukee Avenue aldermanic rezoning applications in the 35th Ward
- f. Alvin Salinas spoke on #2019-3815
- g. Virginia Lugo spoke on #2019-3815 and #2020-4530
- h. Kyle Frayn spoke on #2019-3815
- i. Chuma Chehade spoke on the Milwaukee Avenue aldermanic rezoning applications in the 35th Ward
- j. Dalia Radecki spoke on #2019-3815 and #2020-4530
- k. Sam Clendenning spoke on #2019-3815 and #2020-4530

Chairman Tunney initiated the consideration of **Demolitions in a Landmark District**.

Demolition of non-contributing building at 4601-4611 N Broadway (Uptown Square District)

Demolition of non-contributing building at 4613-4617 N Broadway (Uptown Square District)

Michele Rhymes of the Department of Planning & Development spoke regarding the two demolition ordinances and requested approval of the demolitions.

Ald. Cappleman spoke in support of the demolitions.

Ald. Dowell moved to pass the ordinances, which passed via a voice vote.

Chairman Tunney initiated the consideration of a **Text Amendment**.

Amendment of Municipal Code Section 16-8-070 to further regulate rezonings in conversion areas

Ald. Rodriguez moved to accept the substitute ordinance, which passed via a voice vote.

Ald. Villegas spoke in support of the ordinance, which he sponsored, and requested favorable consideration.

Zoning Administrator Murphey spoke on the details of the ordinance.

Ald. Lopez inquired whether only landmarked buildings would fall under this ordinance (Murphey replied yes, fee waiver will ensure that the building will be maintained).

Ald. Waguespack inquired about the fiscal impact of the ordinance (Ald. Villegas replied yes, positive tax impacts of a project moving forward).

Ald. Hopkins also inquired about whether character buildings would be landmarked in order to obtain the fee waiver (yes).

Ald. La Spata inquired whether character properties within the Kinzie Industrial Corridor would fall under the ordinance (no).

Ald. Dowell inquired how south side communities could be impacted (Murphey stated that same opportunities could apply to character buildings within PMD's in the south and west sides, that are converting out of the PMD's).

Ald. Hopkins moved to pass the substitute ordinance, which passed via a voice vote, as amended.

Chairman Tunney initiated the consideration of an **Historic Landmark Designation**.

1. Historical landmark designation for Pilsen Historic District primarily W 18th Street from S Leavitt St to S Sangamon St, and residential blocks bounded by W 18th St, S Ashland Ave, W 21st St and S Racine Ave

Dijana Cuvalo of the Dept. of Planning & Development spoke regarding the Pilsen Landmark District proposal and its overall timeline.

DPD Commissioner Cox spoke regarding the Pilsen Landmark District proposal and the community meetings held to present the landmark district proposal. He acknowledged that Pilsen community members were not supportive of the landmark district.

Ald. Sigcho-Lopez spoke against the Pilsen Landmark District ordinance and requested support for his demolition-delay ordinance.

Professor Winifred Curran stated that the Pilsen Landmark District was not a good way to prevent displacement and stated that the six-month demolition moratorium would provide the time needed to address the issue.

Ald. Rodriguez, in support of Ald. Sigcho-Lopez, expressed his opposition to the Pilsen Landmark District.

Professor John-Jairo Betancourt stated that the Pilsen Landmark District should be rejected.

Chairman Tunney asked how long the properties in the proposed Pilsen Landmark District were under a demolition moratorium (since December 2018) and how many parcels were impacted (approximately 900 properties).

Ald. Cappleman inquired about the impact of historic districts on gentrification.

Donovan Rypkema of Place Economics stated that a recent study did not find a correlation between landmark districts and gentrification.

Ald. Dowell inquired about the potential negative economic impact of a landmark district in Pilsen.

Commissioner Cox stated that landmark building guidelines could be tailored specifically to the financial needs of the Pilsen community.

Ald. Dowell inquired from Prof. Curran what other tools, besides landmarking, would be available to address gentrification concerns (Prof. Curran replied that a deconversion ordinance could help and tax breaks, etc.)

Ald. La Spata stated that he does not view landmarking as an effective tool to address gentrification concerns.

Ald. Sigcho-Lopez reiterated his opposition to the Pilsen Landmark District.

Ald. Lopez motioned for a roll call vote on the Pilsen Landmark Ordinance.

The following Alderman voted NO:

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), Tunney (44), Cappleman (46), Osterman (48), Hadden (49).

The vote to approve the proposed Pilsen Landmark District failed 0-18.

- 2. Call for temporary moratorium on issuance of complete demolition permits for applications filed on or after November 1, 2020 within Pilsen Historic District*

Ald. Sigcho-Lopez spoke in favor of his six-month demolition moratorium ordinance.

Ald. Sigcho-Lopez ceded the rest of his time to Professors John-Jairo Betancourt and Winifred Curran. Prof. Betancourt spoke in favor of the moratorium ordinance, by stating that more time was needed for community input. Prof. Curran also expressed support for the moratorium ordinance as it would allow more time for review and consideration of policy prescriptions.

Dept. of Buildings Commissioner Matt Beaudet expressed concerns about the demolition delay ordinance and the administrative challenges that would be created by adding permit holds on several thousand additional properties.

Dept. of Housing Commissioner Marisa Novara provided an overview of an anti-deconversion ordinance that is being planned for a future introduction to the Chicago City Council, as an anti-displacement measure.

City Attorney Lisa Misher spoke on the demolition moratorium ordinance and on the potential legal considerations.

Ald. Moore defended the administration's efforts in trying to address the needs of poor communities.

Ald. Hopkins stated that he could not support the demolition moratorium ordinance.

Ald. Reilly echoed Ald. Hopkins' comments and stated that he could not support the moratorium ordinance. He also requested that a vote take place on this ordinance via a roll call.

Ald. Osterman stated that he would support the moratorium ordinance.

Ald. La Spata expressed his support for Ald. Sigcho-Lopez's efforts.

Ald. Thompson expressed his concern that the demolition delay ordinance includes parts of his (11th) ward without his consultation.

Ald. Moore asked for confirmation on whether the demolition-delay ordinance also covers the 11th Ward.

Ald. Sigcho-Lopez reiterated his request for support for his demolition delay ordinance.

Ald. Moore requested that the item be held pending confirmation on whether the ordinance covers the 11th ward (Chairman Tunney did not accept the request, since Ald. Reilly had already requested a roll call vote).

Ald. Dowell inquired how many demolition requests had been submitted in the Pilsen District area in 2020 (six).

Roll Call on the proposed demolition delay ordinance.

Aldermen who voted in favor of the ordinance: Sawyer (6), Beale (9), Rodriguez (22), Sigcho-Lopez (25), Osterman (48), Hadden (49), Reboyras.

Aldermen who voted against the ordinance: Hopkins (2), Dowell (3), Lopez (15), Moore (17), Cardona (31), Waguespack (32), Villegas (36), Reilly (42), Cappleman (46), Tunney (44), Austin (34).

7 voted for, 11 voted against. The ordinance fails to pass.

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

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

Or2020-248 located at 123 E Cermak Road

Or2020-306 located at 6545 S Pulaski Rd

Or2020-305 located at 6545 S Pulaski Rd

Or2020-249 located at 7353 S Cicero Ave

TBD located at 1120 W 47th Pl

TBD located at 1120 W 47th Pl

Or2020-313 located at 4228 W 35th Pl

Or2020-312 located at 4228 W 35th Pl

TBD located at 150 W Roosevelt Rd

Or2020-299 located at 2353 S Wentworth Ave
Or2020-266 located at 404 N. Armour St
Or2020-304 located at 333 N Green St
Or2020-297 located at 1100 W Fulton St
Or2020-296 located at 2424 N Pulaski Rd
Or2020-295 located at 4441 W Diversey Ave
Or2020-294 located at 4441 W Diversey Ave
Or2020-307 located at 3444 N Kedzie Ave
Or2020-318 located at 8725-8745 W Higgins Rd
Or2020-317 located at 8725-8745 W Higgins Rd
Or2020-264 located at 702 W Fulton Market
Or2020-316 located at 35 N State St
Or2020-311 located at 110 E Oak St
Or2020-310 located at 550 W Van Buren St
TBD located at 2730 N Halsted St
Or2020-287 located at 1111 W Addison St
Or2020-321 located at 5050 W Foster Ave
Or2020-291 located at 7558 N Western Ave

Ald. Beale 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. 17-I at 2411 W Fitch Ave and 7080-7106 N Western Ave - App No. 20520T1

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

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

2. Zoning Reclassification Map No. 9-G at 3250 N Clark St - App No. 20521T1

Vice Chairman Reboyras presided over the hearing of this application.

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

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

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

3. Zoning Reclassification Map No. 1-K at 4531-4559 W Washington Blvd - App No. 20519

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

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

4. Zoning Reclassification Map No. 6-G at 3084 S Lock St - App No. 20518

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

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

5. Zoning Reclassification Map No. 1-E at 50 E Huron St - App No. 20477

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

6. Zoning Reclassification Map No. 15-G at 5618 N Winthrop Ave - App No. 20530T1

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

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

7. Zoning Reclassification Map No. 9-H at 3333-3335 N Lincoln Ave and 3336-3338 N Marshfield Ave - App No. 20533T1

Ald. Moore moved to defer this item to a date certain, December 15, 2020, which passed by a voice vote.

8. Zoning Reclassification Map No. 9-G at 3415-3425 N Ashland Ave - App No. 20527T1

Vice Chairman Reboyras presided over the hearing of this application.

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

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

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

9. Zoning Reclassification Map No. 13-I at 5214-5224 N Lincoln Ave/2501-2511 W Farragut Ave - App No. 20537T1

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. Vasquez.

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

10. Zoning Reclassification Map No. 3-G at 1533-1535 W Fry St - App No. 20528T1

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

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

11. Zoning Reclassification Map No. 7-F at 2700 N Pine Grove Ave - App No. 20531T1

Ald. Smith spoke in support of this item, which covers a property located in her ward.

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

Ald. Hopkins voted NO on this item.

12. Zoning Reclassification Map No. 11-M at 6340 W Irving Park Rd - App No. 20523

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

13. Zoning Reclassification Map No. 5-H at 1653-1739 W Webster Ave and 2075-2189 N Elston Ave - App No. 20516

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

14. Zoning Reclassification Map No. 4-G at 1549 W Roosevelt Rd and 1201 S Ashland Ave - App No. 20526T1

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

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

15. Zoning Reclassification Map No. 5-J at 3224 W North Ave - App No. 20524

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

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

16. Zoning Reclassification Map No. 8-H at 3473-3477 S Archer Ave - App No. 20529T1

Ald. Cardenas 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.

17. Zoning Reclassification Map No. 1-F at 601-611 W Randolph St - App No. 20480

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

18. Zoning Reclassification Map No. 3-I at 2815-2821 W Division St - App No. 20532T1

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

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

19. Zoning Reclassification Map No. 3-F at 864-868 N Orleans St - App No. 20263T1

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

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

Alderman 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, as amended and as revised .

20. Zoning Reclassification Map No. 9-H at 1755 W Cornelia Ave - App No. 20504

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

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

21. Zoning Reclassification Map No. 2-J at 1114 S Homan Ave - App No. 20536

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

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

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

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

23. Zoning Reclassification Map No. 22-G at 9040-9044 S Halsted St - App No. 20522

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

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

24. Zoning Reclassification Map No. 3-E at 22 E Elm St - App No. 20534

Ald. Reboyras moved to amend this application to a Type 1 application, which passed by a voice vote.

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

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

Ald. Reboyras moved to pass this ordinance, as substituted and amended to a Type 1, which passed by a voice vote.

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

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

Ald. 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. Napolitano.

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

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

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.

27. Zoning Reclassification Map No. 6-G at 2424 S Halsted St - App No. 20438

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

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

Ald. Beale congratulated Ald. Thompson on this distribution facility project.

Ald. Burnett also lauded the project for the jobs being created.

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

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

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

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

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

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

29. Zoning Reclassification Map No. 3-F at 46-74 W Oak St/1000-1006 N Dearborn St/1001-1007 N Clark St - App No. 20517

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

Ald. Hopkins 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.

30. Zoning Reclassification Map No. 3-G at 1020 N Elston Ave - App No. 20483

Ald. Lopez 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.

31. Zoning Reclassification Map Nos. 11-F and 11-G at 4400-4424 and 4401-4415 N Clarendon Ave - App No. 20429

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

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

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

32. Zoning Reclassification Map No. 5-I at 2120 N Mozart St - App No. 20535T1

Ald. La Spata 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.

33. Zoning Reclassification Map No. 4-H at 2008-2012 S Ashland Ave - App No. 20470

Chairman Tunney confirmed receipt of a support letter from Ald. Sigcho-Lopez.

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

34. Zoning Reclassification Map No. 4-I at 1257-1411 S Washtenaw Ave, 1256-1368 S Talman Ave, 1355-1365 S Talman Ave and 2604-2664 W Ogden Ave - App No. 20485

Ald. Austin 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. Ervin.

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

35. Zoning Reclassification Map No. 5-I at 2948-2954 W Armitage Ave/2001-2011 N Humboldt Blvd

Ald. La Spata explained the rationale for the downzoning ordinance, but agreed to the matter being deferred.

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

36. Zoning Reclassification Map No. 16-H at 1820-1830 W 69th St

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

Chairman Tunney asked for a clarification on a previous error.

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

37. Zoning Reclassification Map No. 16-I at 2437-2451 W Lithuanian Plaza Ct, 6900-6908 S Artesian Ave and 6905 S Campbell Ave

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

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

38. Zoning Reclassification Map No. 8E at 63-79 E 63rd Pl, 3632-3674 S Michigan Ave, 3641-3675 S Michigan Ave, 3650-3658 S Indiana Ave, 3664-3674 S Indiana Ave, 3631-3649 S Indiana Ave, 3655-3657 S Indiana Ave and 64-210 E 37th St

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

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

39. Zoning Reclassification Map No. 7-J at 2643-2651 N Milwaukee Ave

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

40. Zoning Reclassification Map No. 7-J at 2854 N Milwaukee Ave

Zoning Reclassification Map No. 7-J at 2875 N Milwaukee Ave

Zoning Reclassification Map No. 7-J at 2832-2834 N Milwaukee Ave

Zoning Reclassification Map No. 7-J at 2816 N Milwaukee Ave and 3424 W Diversey Ave

Zoning Reclassification Map No. 7-J at 2620-2634 N Milwaukee Ave

Zoning Reclassification Map No. 7-J at 3334-3350 W Diversey Blvd

Ald. Ramirez-Rosa spoke in support of these aldermanic ordinances, which cover properties located in his ward.

Chairman Tunney indicated that letters were received that were against and that were supportive of the downzoning ordinances.

Ald. Sawyer moved to pass these aldermanic ordinances and Ald. Reboyras seconded the motion.

Ald. Reilly expressed concerns regarding potential litigation and suggested that these matters be held for another month pending further review.

Ald. Reilly motioned to defer the items.

Ald. Beale motioned to lay Ald. Reilly's motion on the table.

Chairman Tunney indicated that he had not recognized Ald. Sawyer's motion, but that he had recognized Ald. Reilly's motion.

After conferring with Vicki Craft of the Dept. of Law, it was determined that the Ald. Beale motion to lay Ald. Reilly's motion on the table would need to be addressed.

A roll call on Ald. Beale's motion to lay on the table Ald. Reilly's motion to defer was conducted:

Yes- 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), Cappleman (46), Hadden (49).

No- Hopkins (2), Reilly (42), Tunney (44).

The motion to lay on the table passes 15-3.

Chairman Tunney inquired why Ald. Ramirez-Rosa was not requesting a deferral on other similar rezonings ordinances.

Ald. Lopez inquired whether in the future aldermanic ordinances would be held up by the threat of litigation (no).

Ald. Beale inquired whether the rezoning ordinances were for land planning uses (yes).

Ald. Reilly clarified that he did not question aldermanic right to conduct land planning in his/her ward; rather, his concerns were based on the threat of litigation.

Ald. Reilly moved to proceed with Ald. Sawyer's motion to pass these aldermanic ordinances.

A roll call on Ald. Sawyer's motion to pass all these aldermanic ordinances was conducted:

Yes- 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), Hadden (49), Tunney (44).

The ordinances passed 18-0.

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

Respectfully submitted,



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



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**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

December 2020, Part II

On December 15, 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), 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 members were not present:

Sawyer (6), 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 December 1, 2020 meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderman Reboyras 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. 8-J at 3925 W 31st St - App No. 20547T1

Zoning Reclassification Map No. 4-F at 540 W 18th St - App No. 20553T1

Zoning Reclassification Map No. 2-K at 4206 W Van Buren St - App No. 20545

Zoning Reclassification Map No. 9-H at 1800-1808 W Berenice Ave/3834-3844 N Ravenswood Ave - App No. 20494T1

Zoning Reclassification Map No. 14-H at 1938-1944 W 63rd St - App No. A-8611

Zoning Reclassification Map No. 9-G at 3346 N Lakewood Ave

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

Zoning Reclassification Map No. 10-E at 319-331 E 43rd St and 4300-4318 S Calumet Ave - App No. 20541

Zoning Reclassification Map No. 8-I at 3151 S California Ave - App No. 20540

Zoning Reclassification Map No. 8-I at 3723-3753 Archer Ave/3728-3904 S Western Ave – 20554T1

Zoning Reclassification Map No. 1-G at 160 N Elizabeth St. - App No. 20542

Zoning Reclassification Map No. 1-G at 311-315 N Sangamon St./901-925 W Wayman St./310-314 N Peoria St
- App No. 20543

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

Chairman Tunney initiated the public comment portion of the meeting.

1. Public Comment

- a. Jackie Loewe spoke on #2020-5679
- b. Jonathan Sloven spoke on #2020-5679
- c. Randy Wilson spoke on #2020-5679
- d. Dieter Zabel spoke on #2020-5679
- e. J. Sidney Peryar spoke on #2020-5679
- f. Patrick Phelan spoke on #2020-5679
- g. Cynthia Asghar spoke on #2020-5679
- h. Sandra Fontanez spoke on #2020-5679

Chairman Tunney initiated the consideration of a **Text Amendment**.

O2020-5007 Amendment of Municipal Code Section 2-120-910 by modifying fines and remedies for disrepair of historical and architectural landmarks

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

Ald. Smith spoke in support of the ordinance, which she sponsored, and requested favorable consideration.

Ald. Reilly spoke in support of the ordinance and inquired about the fine structure.

Ald. Lopez moved to pass the substitute ordinance, which passed via a voice vote, as amended.

Chairman Tunney initiated the consideration of an **Historic Landmark Fee Waiver**.

Or2020-325 Historical landmark fee waiver for property at 1035 S Claremont Ave

Michelle Rhymes of the Dept. of Planning spoke on the development project and on the fee waiver ordinance.

Ald. Reboyras moved to pass this ordinance, 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)

Or2020-323 located at 645 W Roosevelt Road

Ald. Waguespack moved to pass the sign order, which passed by a voice vote.

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

1. Zoning Reclassification Map No. 5-F at 2107 N Cleveland Ave

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

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

2. Zoning Reclassification Map No. 9-G at 1023 W Irving Park Rd

Zoning Administrator Patrick Murphey spoke on the zoning map error by the Planning Dept.

Ald. Cappleman spoke in support of this aldermanic ordinance, which covers a property located in his ward and which corrects the zoning map error.

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

Chairman Tunney expressed his support of this aldermanic ordinance.

3. Zoning Reclassification Map No. 7-J at 2643-2651 N Milwaukee Ave

Ald. Ramirez-Rosa spoke in support of this aldermanic ordinance, which covers a property located in his ward.

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

4. Zoning Reclassification Map No. 14-H at 2240 W 63rd St - App No. 20349

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

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

Ald. Lopez expressed his support for CSX and for this ordinance.

Ald. Moore commended Ald. Coleman and expressed his support for this ordinance.

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

5. Zoning Reclassification Map No. 3-H at 1701 W Division St - App No. 20559T1

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

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

6. Zoning Reclassification Map No. 17-L at 5366-5370 W Devon Ave/6401 N Central Ave - App No. 20546

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

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

7. 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.

8. Zoning Reclassification Map No. 4-H at 1744 W 21st Pl - App No. 20552T1

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

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

9. Zoning Reclassification Map No. 6-H at 2238 W 24th St - App No. 20558T1

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.

10. Zoning Reclassification Map No. 3-I at 2740 W Chicago Ave - App No. 20560

Chairman Tunney confirmed receipt of an email expressing support from Ald. Maldonado.

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

11. Zoning Reclassification Map No. 7-N at 2618 N Oak Park Ave - App No. 20539

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

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

12. Zoning Reclassification Map No. 5-L at 2052 N Laramie Ave - App No. 20556

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

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

13. Zoning Reclassification Map No. 11-G at 4511-4523 N Clark St - App No. 20550T1

Ald. Dowell requested visual renderings of the proposed project.

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

Ald. Osterman expressed support for this ordinance.

Ald. Burnett inquired whether the project will have affordable units (yes, the ARO requirement) and commended Ald. Cappleman on the project.

Ald. Hopkins expressed support for the project.

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

14. Zoning Reclassification Map No. 19-G at 7630-7638 N Rogers Ave - App No. 20544

Ald. Hadden spoke in support of this item, which covers a property located in her ward.

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

15. Zoning Reclassification Map No. 5-J at 2156 N Kimball Ave - App No. 20538

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

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

16. Zoning Reclassification Map No. 8-F at 701 W 37th St/3700-3702 S Union Ave - App No. 20548

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

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

17. Zoning Reclassification Map No. 26-I at 2501-2511 W 103rd St - App No. 20557T1

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

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

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

18. Zoning Reclassification Map No. 28-G at 955 W 115th St - App No. 20551T1

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

Ald. Burnett commended Ald. Austin on the project and on the affordable units being provided.

Chairman Tunney inquired about the financing mechanism used for the project.

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

19. Zoning Reclassification Map No. 17-I at 2640-2644 W Pratt Blvd - App No. 20549

Ald. Burnett moved to pass this ordinance, which passed by a voice vote but would be held pending confirmation of support from Ald. Silverstein.

Chairman Tunney confirmed receipt of an email expressing support from Ald. Silverstein.

20. Zoning Reclassification Map No. 5-I at 2948-2954 W Armitage Ave/2001-2011 N Humboldt Blvd

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

Chairman Tunney inquired whether a restrictive covenant was done on the previous zoning change (no).

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

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

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

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

22. Zoning Reclassification Map No. 5-H at 1653-1739 W Webster Ave and 2075-2189 N Elston Ave - App No. 20516

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

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

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

23. 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

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

24. Zoning Reclassification Map No. 9-H at 3333-3335 N Lincoln Ave and 3336-3338 N Marshfield Ave - App No. 20533T1

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

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

25. Zoning Reclassification Map No. 9-G at 835 W Addison St - App No. 20488T1

Vice Chairman Reboyras presided over the hearing of this application.

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

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

Ald. Osterman inquired about the funding mechanism for the affordable housing project (an IHDA tax credit application and some CHA funding).

Ald. Burnett commended Ald. Tunney on the affordable housing project.

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

26. Zoning Reclassification Map No. 10-F at 3924 S Wells St - App No. 20525

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

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

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tom Tunney".

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