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COMMITTEE MEMBERSHIPS

SPECIAL EVENTS, CULTURAL AFFAIRS AND RECREATION
(CHAIRMAN)
BUDGET AND GOVERNMENT OPERATIONS
COMMITTEES, RULES AND ETHICS
ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT
FINANCE
HEALTH AND ENVIRONMENTAL PROTECTION
LICENSE AND CONSUMER PROTECTION
WORKFORCE DEVELOPMENT AND AUDIT
ZONING, LANDMARKS AND BUILDING STANDARDS

Committee on Zoning, Landmarks and Building Standards

Monthly Rule 45 Report

March 2020

On March 16, 2020 at 10:00 a.m., the Committee on Zoning, Landmarks and Building Standards held a meeting in City Hall, Room 200.

The following committee members were present:

Tunney (44), Hopkins (2), Sawyer (6), Beale (9), Lopez (15), Moore (17), Rodriguez (22), Reboyras (30), Cardona (31), Waguespack (32), Villegas (36), Reilly (42), Cappleman (46), Hadden (49).

The following committee members were not present:

Dowell (3), Sigcho-Lopez (25), Burnett (27), Austin (34), Osterman (48).

Chairman Tunney called the meeting to order.

He started the meeting by requesting approval of the Rule 45 Report containing the minutes of the February 13, 2020 meeting of the Committee on Zoning, Landmarks & Building Standards.

Alderman Hadden 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. 11-G at 1038-1054 W Wilson Ave, 4600-4608 N Kenmore Ave and 4600-4612 N Winthrop Ave - App No. 20345

Zoning Reclassification Map No. 2-F at 200-340 S Canal St, 500-530 W Van Buren St, 201-399 S Clinton St and 501-531 W Adams St - App No. 20348

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

Zoning Reclassification Map No. 1-J at 251-259 N Pulaski Rd - App No. 20339

Zoning Reclassification Map No. 18-E at 8347-8357 S Halsted St - App No. 20327

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

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

1. Public Comment

- a. Mark Nabonu spoke on #02019-8025
- b. David Kolata spoke on #2019-8025
- c. J. Chris Redmond spoke on #2019-8529
- d. Margaret Vaughn spoke on #2019-8529
- e. Jean-Paul Thomas spoke on #2020-763
- f. Brendan Shiller spoke on #2020-763
- g. Tamekah Shivers spoke on #2019-7972
- h. Robert Hudson spoke on #2019-7972
- i. Joseph Learnahan spoke on # 2020-788

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

2. (TAD-593) Amendment of Municipal Code Section 13-64-150 to further regulate standards for installation of smoke alarms and smoke detectors

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

Ald. Villegas spoke in support of this ordinance, stating that it would update the fire code and bring it into compliance along with the rest of the state.

Dept. of Buildings Commissioner Judith Frydland testified that the Dept. is supportive of this ordinance, which would not take effect until 2023, and which only effects classic, battery-operated smoke detector found in most residences.

Ald. Beale inquired whether the Chicago Fire Dept. was in support of the ordinance and indicated himself that the CFD was not in support of the ordinance.

Ald. Lopez mentioned that the City budget dollars allocated to purchase smoke detectors, for giveaway, is abysmal.

Ald. Villegas stated that if the ordinance passes, the City would be able to apply for grants to receive free 10-year detectors as well as a grant to install the detectors.

Ald. Moore expressed that the Fire Dept. was not supportive of the ordinance and was not present to testify on the matter. Therefore, he motioned that the matter be held until the Fire Dept. could be engaged.

Ald. Reilly inquired about the price differential between the current smoke detectors and the proposed 10-year detectors.

Commissioner Frydland listed retail prices of a few 10-year detectors and mentioned that there would be sufficient time (until 2023) for the City's procurement department to negotiate wholesale prices for the new detectors.

Ald. Beale stated that he believed the matter should be held until the Fire Department was heard from.

On the committee's vote to hold the matter, the motion was defeated by an 8-4 margin.

Ald. Villegas motioned to pass the ordinance, as amended, which passed via a 9-3 roll call vote.

Ald. Beale later indicated that he spoke with the Fire Commissioner, who was not aware that this matter was being considered today by the Zoning Committee.

Ald. Villegas replied that the Chicago Fire Dept. was made aware of this Ordinance and that the Mayor's Office had communicated with the Chicago Fire Superintendent regarding the Ordinance.

3. (TAD-590) Amendment of Municipal Code Chapters 17-10 and 17-17 by adding new Sections 17-10-1011 and 17-17-0251.5 concerning electric vehicles and electric vehicle supply equipment.

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

Ald. Reilly testified in support of his sponsored legislation, which would require new-construction buildings with five or more residential units to provide electrical vehicle recharging infrastructure.

Deputy Commissioner of the Dept. of Buildings Grant Ulrich thanked the aldermanic sponsors and made himself available for questions on the legislation.

Ald. Rodriguez and Ald. Villegas lauded legislative sponsors Ald. Reilly and Ald. Martin for this environmentally-friendly legislation.

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

4. (TAD-592) Amendment of Chicago Sustainable Development Policy to prioritize bird collision deterrence strategies for building projects to reduce avian mortality and injury

Sponsor Ald. Hopkins testified in favor of his ordinance, which will prioritize the use of bird-friendly design strategies in some new-construction buildings.

Michael Berkshire of the Planning Dept. and Grant Ullrich of the Buildings Dept. spoke in favor of the ordinance, which will encourage and facilitate the use of bird-collision-avoidance strategies in future building design.

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

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

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

Or2020-44 located at 105 W Chicago Ave (re-classified as Or2020-897)

Ald. Hadden motioned to NOT PASS this ordinance, which was not approved by a voice vote

Or2020-45 located at 5917-5927 S Wentworth Ave (re-classified as Or2020-706)

Ald. Hadden motioned to NOT PASS this ordinance, which was not approved by a voice vote

Or2020-75 located at 4612 W Irving Park Rd

Or2020-74 located at 3925 N Cicero Ave

Or2020-66 located at 3519 N Clark St - Permit No. 100860663

Or2020-65 located at 3519 N Clark St - Permit No. 100860662

Or2020-64 located at 3519 N Clark St - Permit No. 100860661

Or2020-63 located at 3519 N Clark St - Permit No. 100860656

Or2020-62 located at 3301 N Ashland Ave - west elevation

Or2020-61 located at 3301 N Ashland Ave - south elevation

Or2020-60 located at 3301 N Ashland Ave - east elevation

Or2020-59 located at 2868 N Broadway - north elevation

Or2020-58 located at 2868 N Broadway - east elevation

Or2020-55 located at 3519 N Clark St - Permit No. 100857670

Or2020-54 located at 3519 N Clark St - Permit No. 100857669

Or2020-53 located at 3519 N Clark St - Permit No. 100857668

Or2020-52 located at 3519 N Clark St - Permit No. 100857665

Or2020-72 located at 320 W Ohio St
Or2020-71 located at 159 E Ohio St
Or2020-70 located at 25 E Ohio St - Permit No. 100858668
Or2020-69 located at 25 E Ohio St - Permit No. 100858893
Or2020-68 located at 25 E Ohio St - Permit No. 100858657
Or2020-67 located at 11601 W Touhy Ave, Bldg. 840
TBD located at 6375 N Milwaukee Ave
Or2020-73 located at 333 N Green St
TBD located at 500 W 18th St
Or2020-56 located at 4014 W 59th St
Or2020-79 located at 2201 S Halsted St - Permit No. 100860242
Or2020-78 located at 2201 S Halsted St - Permit No. 100860240
Or2020-76 located at 2201 S Halsted St - Permit No. 100860237
Or2020-80 located at 635 W Roosevelt Rd - 171 square feet
Or2020-77 located at 635 W Roosevelt Rd - 63 square feet
TBD located at 1400 W Fullerton Ave - Permit No. 100861719
TBD located at 1400 W Fullerton Ave - Permit No. 100861715

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

6. Historical Landmark Designations

Or2020-743 Historical landmark designation for Chicago & North Western Railway Office Building at
226 W Jackson Blvd

Dijana Cuvalo of the Department of Planning & Development spoke in support of this landmark designation ordinance.

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

Or2020-742 Historical landmark designation for Mt. Pisgah Missionary Baptist Church Complex at 4600-4628 S Dr. Martin Luther King, Jr. Dr

Dijana Cuvalo of the Department of Planning and Development spoke in support of this landmark designation ordinance.

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

1. Amendment of Municipal Code Section 17-3-0503-D by reclassifying segments of N Clark St as pedestrian street Zoning Reclassification Map No. 3-L at 5427-5429 W North Ave - App No. 20293

Chairman Tunney confirmed receipt of a support letter, from Ald. Martin and Ald. Vasquez, regarding this aldermanic pedestrian street ordinance, which covers commercial streets located in their ward.

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

2. Zoning Reclassification Map No. 6-G at 810 W 31st St

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

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

3. Zoning Reclassification Map No. 6-G at 828-838 W 31st St

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

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

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

4. Zoning Reclassification Map No. 8-F at 3615-3659 S Halsted St

Ald. Thompson recused himself from testifying on and voting on this aldermanic ordinance, which covers a property located in his ward.

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

5. Zoning Reclassification Map No. 8-G at 3465 S Lituania Ave, 816-838 W 35th St, 825-931 W 35th St and 3501-3511 S Sangamon St

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

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

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

6. Zoning Reclassification Map No. 10-F AT 4601-4699 S Halsted St

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

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

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

7. Zoning Reclassification Map Nos. 6-F and 8-F at 528-412 W 31st and 525-451 W 31st St

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

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

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

8. Zoning Reclassification Map Nos. 6-F and 8-F at 336-200 W 31st St and 349-215 W 31st St

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

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

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

9. Zoning Reclassification Map No. 4-F at 1741 S Ruble St - App No. 20330

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

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

10. Zoning Reclassification Map No. 8-G at 3506-3520 S Halsted St - App No. 20301

Ald. Cardona 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 ordinance, which covers a property located in his ward.

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

Chairman Tunney indicated that this Ordinance would be held in committee until further notice.

11. Zoning Reclassification Map Nos. 12-D and 14-D on various locations within 5th Ward, specifically 5616 S. Maryland Ave

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

Zoning Administrator Murphey spoke regarding this aldermanic ordinance, which would incorporate a parcel into an existing planned development.

Chairman Tunney confirmed the support of Ald. Harris for her aldermanic ordinance.

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

12. Zoning Reclassification Map No. 13-G at 5440 N Sheridan Rd - App No. 20347

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

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

13. Zoning Reclassification Map No. 13-H at 4845 N Winchester Ave - App No. 20344

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

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

14. Zoning Reclassification Map No. 13-M at 5667 W Higgins Ave - App No. 20340

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

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

15. Zoning Reclassification Map No. 7-G at 3123 N Kenmore Ave - App No. 20331

Ald. Reboyras presided over the hearing of this item, which covers a property located in the 44th ward.

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

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

16. Zoning Reclassification Map No. 13-I at 4918 N Lincoln Ave - App No. 20324

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

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

17. Zoning Reclassification Map No. 11-M at 6328-6330 W Irving Park Rd - App No. 20325T1

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

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

18. Zoning Reclassification Map No. 5-K at 4341 W Fullerton Ave - App No. 20329

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

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

19. Zoning Reclassification Map No. 7-L at 2734-2754 N Cicero Ave - App No. 20338

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

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

20. Zoning Reclassification Map No. 7-K at 3047 N Cicero Ave - App No. 20343

Ald. Cardona 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.

21. Zoning Reclassification Map No. 1-G at 1367 W Chicago Ave - App No. 20334

Chairman Tunney confirmed the support of Ald. Burnett.

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

22. Zoning Reclassification Map No. 3-F at 1458-1500 N Wieland St - App No. 20335T1

Chairman Tunney confirmed the support of Ald. Burnett.

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

23. Zoning Reclassification Map No. 5-J at 1628 N Harding Ave - App No. 20337

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

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

24. Zoning Reclassification Map No. 4-F at 425-449 W 17th St, 1700-1734 S Stewart Ave, 1717-1735 S Stewart Ave, 400-448 W 18th St and 1701-1735 S Canal St - App No. 20333T1

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

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

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

25. Zoning Reclassification Map No. 12-L at 5781-5789 S Archer Ave - App No. 20342T1

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

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

26. Zoning Reclassification Map No. 22-G at 9400 S Bishop St - App No. 20328

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

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

27. Zoning Reclassification Map No. 12-G at 1347-1349 W 47th St - App No. 20332T1

Chairman Tunney confirmed the support of Ald. Taylor for this Ordinance.

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

28. Zoning Reclassification Map No. 12-L at 5648 S Archer Ave - App No. 20341

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

Ald. Moore requested confirmation that the applicant was an existing medical dispensary that was seeking a footprint expansion, and he received an affirmative reply.

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

29. Zoning Reclassification Map No. 18-E at 7401 S State St - App No. 20326

Ald. Moore inquired whether the investment company applicant was minority-owned, and he received an affirmative reply.

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

30. Zoning Reclassification Map No. 6-E at 2513-2517 S Wabash Ave - App No. 20346T1

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

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

31. Zoning Reclassification Map No. 3-H at 1302 N Milwaukee Ave - App No. 20336

Ald. Waguespack moved to accept the conversion of this Ordinance to a Type 1 Ordinance, which passed by a voice vote.

Ald. Reboyras moved to pass this Ordinance, as an amended Type 1 Ordinance, which passed by a voice vote.

32. Zoning Reclassification Map No. 1-F at 777 N Franklin St - App No. 20297

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

Chairman Tunney confirmed Ald. Reilly's support for this Ordinance.

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

33. Zoning Reclassification Map No. 5-J at 3566 W Belden Ave - App No. 20236

Chairman Tunney confirmed receipt of a support letter from Ald. Ramirez-Rosa.

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

34. Zoning Reclassification Map No. 7-G at 1514-1518 W Diversey Pkwy - App No. 20248

Ald. Hadden moved to accept the conversion of this Ordinance to a Type 1 Ordinance, which passed by a voice vote.

Ald. Cappleman moved to pass this Ordinance, as an amended Type 1 Ordinance, which passed by a voice vote.

35. Zoning Reclassification Map No. 7-I at 2551-2553 N Milwaukee Ave and 3061 W Logan Blvd - App No. 20312

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

Ald. Moore thanked applicant for meeting with him to discuss social equity goals and for supporting minority applicants.

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

36. Zoning Reclassification Map No. 1-G at 158-184 N Ada and 1353-1367 W Lake St - App No. 20113

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

Chairman Tunney confirmed Ald. Burnett's support for this Ordinance.

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

37. Zoning Reclassification Map No. 1-F at 723-741 W Randolph St, 101-133 N Halsted St and 724-740 W Washington Blvd - App No. 20231

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

Attorney Klawiter stated that 10% of the ARO-required (15) units would be provided on-site, while the other 10% (15 units) would be provided offsite to individuals at 80-100% of the Area Median Income (AMI). An additional 10 affordable units would be provided offsite at 80-100% AMI, also.

Ald. Hadden inquired about the total percentage of affordable units for the entire (1st/2nd Phase) residential portion of the project. She asked further consideration for additional affordable housing (to 20% of the entire project) to be provided.

Chairman Tunney confirmed Ald. Burnett's support for this Ordinance.

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

38. Zoning Reclassification Map No. 3-F at 1035-1065 N Orleans St and 325-333 W Hill St - App No. 20237T1

Ald. Waguespack moved to accept this Ordinance, with substitute narrative and plans, which passed by a voice vote.

Chairman Tunney confirmed Ald. Burnett's support for this Ordinance.

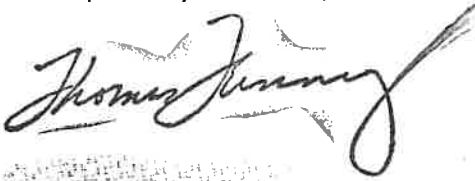
Ald. Waguespack moved to pass this Ordinance, with substitute narrative and plans, which passed by a voice vote.

39. Zoning Reclassification Map No. 3-H at 1420 N Milwaukee Ave - App No. 20152

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

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

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Thomas Tunney". The signature is written in black ink and is positioned above a faint, rectangular stamp or watermark.

Thomas Tunney

Chairman, Committee on Zoning, Landmarks and Building Standards