



**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**

**January 2021**

On January 26, 2021, at 10:00 a.m., the Committee on Zoning, Landmarks and Building Standards held a meeting conducted via videoconference.

Chairman Tunney called the meeting to order.

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 started the meeting by indicating that discussions were still continuing on Ordinance with Document Number 2020-4590, also known as the Clean Air Ordinance, and that it would be held by the chair until a future date.

*Alderman Hopkins inquired whether a motion for deferral of the item would be needed.*

*Chairman Tunney replied that a deferral motion would not be necessary since the item was being held and not deferred.*

Chairman Tunney requested approval of the Rule 45 Report containing the minutes of the December 15, 2020 meeting of the Committee on Zoning, Landmarks & Building Standards as well as the minutes for the December 15, 2020 Joint Committee Hearing with the Committee on Housing and Real Estate .

*Alderman Reilly moved to approve the Rule 45 Reports, which passed via a voice vote.*

Deferral requests were submitted for the following items:

Zoning Reclassification Map No. 7-K at 3054-3058 N Kostner Ave - App No. 20562

Zoning Reclassification Map No. 9-F at 3436-3448 N Broadway - App No. 20586T1

Zoning Reclassification Map No. 6-E at 2500-2548 S Wabash Ave - App No. 20573

Zoning Reclassification Map No. 6-E at 2601-2625 S Wabash Ave/43-63 E 26th St - App No. 20585T1

Zoning Reclassification Map No. 26-B at 10318 S Torrence Ave - App No. 20581

Zoning Reclassification Map No. 7-M at 2400-2440 N Meade Ave and 6100-6138 W Fullerton Ave - App No. 20576

Zoning Reclassification Map No. 13-I at 2645-2759 W Foster Ave, 2716-2760 W Foster Ave, 2801-2859 W Foster Ave, 2826-2836 W Foster Ave, 5101-5159 N Francisco Ave, 5100-5158 N California Ave, 2724-2758 W Winona Ave, 2739-2759 W Winona Ave, 2800-2858 W Winona Ave and 2801-2850 W Winona Ave - App 20574

Zoning Reclassification Map No. 13-I at 5200-5224 N Washtenaw Ave, 2700-2712 W Foster Ave and 2701-2711 W Farragut Ave – 20575

Zoning Reclassification Map No. 2-E at 523-545 S Wabash Ave/63-69 Ida B. Wells Dr/50-66 E Harrison St - App No. 20572

*Ald. Reilly 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. Tremel Williams spoke on honoring Jean Baptiste Pointe Du Sable
- b. Ephriam Martin spoke on honoring Jean Baptiste Pointe Du Sable
- c. Paul Colgan spoke on #2020-6206 and #2020-6207
- d. Linda Gonzales spoke on #2020-4590 and a proposed substitute
- e. Breanna Bertacchi spoke on #2020-4590 and a proposed substitute
- f. Kyra Woods spoke on #2020-4590
- g. Brian Urbaszewski spoke on #2020-4590

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

1. Zoning Reclassification Map No. 1-G at 1352 W Lake St - App No. 20492T1

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

2. Zoning Reclassification Map No. 1-G at 1330-1364 W Washington Blvd/100-138 N Ada St/1349-1389 W Randolph St - App No. 20478

*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. Lopez commended Ald. Burnett on the project and inquired where rain water would be stored (underground for future use).*

*Ald. Hopkins congratulated Ald. Burnett on the project and inquired about the retail space (offers have been made but not finalized).*

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

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

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

*Ald. Martin spoke in support of this item, which covers a property located in his ward, and spoke of 8 affordable units being provided through a restrictive covenant.*

4. Zoning Reclassification Map No. 3-G at 1465-1483 N Kingsbury St/835-919 W Blackhawk St/1450-1472 N Dayton St - App No. 20479

*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. Austin inquired about the price of affordable for-sale units (in the \$200,00-\$300,000 range).*

*Ald. Hopkins thanked Ald. Burnett for working collaboratively with 2nd ward residents and he fully supported the project.*

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

5. Zoning Reclassification Map No. 1-H at 650 N Wood St - App No. 20565T1

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

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

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

6. Zoning Reclassification Map No. 7-L at 4921 W Belmont Ave - App No. 20571

*Ald. Cardona 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.*

7. Zoning Reclassification Map No. 18-D at 1503 E 74th Pl - App No. 20578

*Chairman Tunney confirmed receipt of a support letter from Ald. Harris.*

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

8. Zoning Reclassification Map No. 1-G at 615 N. Ogden Ave - App No. 20582T1

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

9. Zoning Reclassification Map No. 8-J at 3925 W 31st St - App No. 20547

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

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

*Ald. Cardona moved to pass this ordinance, as substituted and amended, which passed by a voice vote.*

10. Zoning Reclassification Map No. 6-J at 2401 S Homan Ave/3349-3359 W 24th St - App No. 20584T1

*Chairman Tunney confirmed receipt of a support letter from Ald. Cardenas.*

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

11. Zoning Reclassification Map No. 8-J at 3300 W Pershing Rd/3846-3858 S Spaulding Ave - App No. 20577T1

*Chairman Tunney confirmed receipt of a support letter from Ald. Cardenas.*

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

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

*Chairman Tunney confirmed receipt of a support letter from Ald. Cardenas.*

*Ald. Lopez inquired about the entrances and exits for the building (off Archer and Western).*

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

13. Zoning Reclassification Map No. 12-H at 4834 S Oakley Ave - App No. 20579T1

*Ald. 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. 16-I at 6430 S Richmond St - App No. 20567

*Ald. Moore 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.*

15. Zoning Reclassification Map No. 4-F at 1930-2050 S Jefferson St, 1927-2051 S Desplaines St, 2020-2050 S Desplaines St, 2037-2051 S Ruble St and 563-571 W Cullerton St - App No. 20564

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

16. Zoning Reclassification Map No. 7-F at 735-737 W Wrightwood Ave - App No. 20587T1

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

*Chairman Tunney confirmed receipt of a support letter from Ald. Smith.*

*Ald. Cardona moved to pass this ordinance, as amended to a Type 1, which passed by a voice vote.*

17. Zoning Reclassification Map No. 9-H at 3437 N Paulina St - App No. 20583T1

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

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

18. Zoning Reclassification Map No. 3-I at 1000-1002 N California Ave - App No. 20566  
*Chairman Tunney confirmed receipt of a support letter from Ald. Maldonado.*  
*Ald. Moore moved to pass this ordinance, which passed by a voice vote.*

19. Zoning Reclassification Map No. 3-J at 3323-3369 W Grand Ave - App No. 20580  
*Ald. Burnett 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.*

20. Zoning Reclassification Map No. 1-M at 207-209 N Parkside Ave - App No. 20570  
*Chairman Tunney confirmed receipt of a support letter from Ald. Taliaferro.*  
*Ald. Austin moved to pass this ordinance, which passed by a voice vote.*

21. Zoning Reclassification Map No. 7-L at 4830 W Diversey Ave/2820 N Cicero Ave - App No. 20568  
*Ald. Cardona spoke in support of this item, which covers a property located in his ward.*  
*Ald. Villegas moved to pass this ordinance, which passed by a voice vote.*

22. Zoning Reclassification Map No. 7-G at 3056 N. Racine Ave - App No. 20569  
*Ald. Waguespack 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.*

23. Zoning Reclassification Map No. 11-H at 2145 W Montrose Ave/4361 N Lincoln Ave - App No. 20588  
*Chairman Tunney confirmed receipt of a support letter from Ald. Martin.*  
*Ald. Dowell moved to pass this ordinance, which passed by a voice vote.*

24. Zoning Reclassification Map No. 11-H at 4040-4048 N Hermitage Ave - App No. 20563T1  
*Chairman Tunney confirmed receipt of a support letter from Ald. Martin.*  
*Ald. Cardona moved to pass this ordinance, which passed by a voice vote.*

25. Zoning Reclassification Map No. 19-I at 2620 W Touhy Ave - App No. 20561

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

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

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

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

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

*Ald. Osterman congratulated Ald. Dowell and inquired how 50% affordability was achieved (through low income housing tax credits and through a state grant).*

*Ald. King congratulated Ald. Dowell on the project.*

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

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

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

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

*Ald. Cardenas commended the project.*

*Chairman Tunney inquired about the parking provided.*

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

*Afterwards, Ald. Villegas inquired which department oversees the actual provision of promised jobs and suggested that the Planning Dept. could provide quarterly reports on actual jobs that have been created. Chairman Tunney did not disagree and Ald. Burnett concurred.*

28. Zoning Reclassification Map No. 2-I at 1100-1118 S Western Ave - App No. 19927

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

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

29. Zoning Reclassification Map No. 15-H at 6300 N Ridge Ave/1925 W Thome Ave - App No. 20510

*Ald. Osterman 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. Vasquez.*

*Ald. Osterman spoke of the great work that Misericordia does and expressed support for the project.*

*Chairman Tunney commended the team working on the project.*

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

30. 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

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

31. 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

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

*Ald. Osterman 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.*

Chairman Tunney initiated the consideration of **Historic Landmark Designations**.

1. Historical landmark designation for Perkins-Nordine House at 6106 N Kenmore Ave

*Matt Crawford of the Planning Department presented the department's recommendation to designate the building as an historic landmark.*

*Ald. Osterman 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.*



2. Historical landmark designation for Emmett Till and Mamie Till-Mobley House at 6427 S St. Lawrence Ave

*Matt Crawford of the Planning Department presented the department's recommendation to designate the building as an historic landmark.*

*Ald. Waguespack inquired about the not-for-profit owners of the building and how they would fund future repairs.*

*Ald. Cappleman inquired if building could be considered for placement on the National Historic Registry (yes).*

*Chairman Tunney confirmed Ald. Taylor's support of this ordinance.*

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

3. Historical landmark designation for Illinois Bell Building at 225 W Randolph St

*Matt Crawford of the Planning Department presented the department's recommendation to designate the building as an historic landmark.*

*Ald. Lopez inquired about the value of the landmark fee waivers.*

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

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

1. Amendment of Municipal Code Chapter 17-7 by adding new Section 17-7-0580 establishing Multi-Unit Preservation (Pilsen) District

*Zoning Administrator Patrick Murphey provided a zoning overview of the ordinance.*

*Purpose is to restrict prevalence of single-family homes and two flats in RT4 zoning districts within a specific boundary in Pilsen.*

*Density requirement would be three units or more for a given block with a preponderance (50% or greater) of multi-unit buildings and located within the boundary area.*

*Daniel Hertz of the Dept. of Housing spoke on rationale for the ordinance: to limit the loss of multi-unit buildings, or naturally occurring affordable units with low to moderate rents.*

*Often, multi-family buildings have been torn down or converted to single family homes.*

*Mr. Hertz stated that the Dept. of Housing is working on a demolition fee ordinance.*

*Ald. Sigcho-Lopez spoke on behalf of the ordinance as a step in the right direction, allowing more zoning-based community input on a case-by-case basis.*

*Ald. Cappleman expressed his delight regarding the ordinance, but also inquired about the constitutionality of the ordinance.*

*Lisa Misher of the Law Dept. stated that the Dept. felt comfortable about being able to withstand a legal challenge. The minimum density portion is legitimate land-use planning with a public benefit.*

*Ald. Lopez stated that he believed that the ordinance would be a regulatory taking of property rights.*

*Patrick Murphey stated that property owners could apply for a zoning change to lower density in a given building located in the coverage areas.*

*Ald. Hopkins asked for examples of other municipalities that have similar low-density limitation laws (Minneapolis and Seattle).*

*Alderman Osterman moved to pass the ordinance.*

*Ald. Lopez requested a roll call.*

*Those voting in favor of the ordinance:*

*Beale (9), Rodriguez (22), Sigcho-Lopez (25), Burnett (27), Reboyras (30), Waguespack (32), Austin (34), Villegas (36), Osterman (48), Hadden (49), Tunney (44).*

*Those voting against the ordinance:*

*Hopkins (2), Lopez (15), Cappleman (46).*

*The motion passes: 11 yeah, 3 neahs.*

2. Amendment of Municipal Code Chapter 17-7 establishing Predominance of Block (606) District and extension of temporary moratorium on demolitions in 606 Residential Area

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

*Zoning Administrator Patrick Murphey provided a zoning overview of the ordinance.*

*Ordinance will prevent the establishment of single family homes when the block is predominantly (50% or more) multi-unit in RS3 districts.*

*Ordinance also includes a two-month extension of the demolition hold in the 606 area.*

*Ald. Ramirez-Rosa expressed full support of the minimum-density, anti-deconversion ordinance, but stated that it must be coupled with a demolition impact fee.*

*Ald. La Spata expressed that he was pleased to co-sponsor the ordinance. Ordinance should be first of several tools to address the need for keeping neighborhoods affordable.*

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

Chairman Tunney initiated the consideration of **Historic Landmark Permit Fee Waivers.**

Historical landmark fee waiver for property at 1441 N Milwaukee Ave

Historical landmark fee waiver for property at 2146 W Pierce Ave

Historical landmark fee waiver for property at 11345 S Forrestville Ave

Historical landmark fee waiver for property at 5801 N Pulaski Rd

Historical landmark fee waiver for property at 560 W Fullerton Pkwy

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

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

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

Or2020-338 located at 4343 S Pulaski Rd

Or2020-337 located at 4000 W 40<sup>th</sup> St

Or2020-336 located at 4000 W 40<sup>th</sup> St

Or2020-335 located at 4000 W 40<sup>th</sup> St

Or2020-334 located at 4000 W 40<sup>th</sup> St

Or2020-332 located at 3507 W 51<sup>st</sup> St

Or2020-331 located at 3507 W 51<sup>st</sup> St

TBD located at 1138 W 48<sup>th</sup> St

TBD located at 1129 W. 47<sup>th</sup> St

TBD located at 1129 W. 47<sup>th</sup> St

Or2020-345 located at 1520 W Harrison St

Or2020-344 located at 1520 W Harrison St

Or2020-343 located at 1520 W Harrison St

Or2020-340 located at 2902 N Clark St

TBD located at 3700 N Clark St

Or2020-342 located at 3407 N Paulina St.

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

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tom Tunney". The signature is written in a cursive, flowing style with a large initial "T".

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