



**CITY COUNCIL**  
CITY OF CHICAGO

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

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

**Committee on Zoning, Landmarks and Building Standards**

**Monthly Rule 45 Report**

**June 2021**

On June 22, 2021, 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 for roll call:

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 May 20, 2021 and May 25, 2021 meetings of the Committee on Zoning, Landmarks & Building Standards.

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

*Committee Member Ald. Raymond Lopez spoke on Application #20699 and stated that the matter was previously reviewed and denied and should not be taken up again by the committee.*

*Chairman Tunney stated that an entirely new application has been submitted, but it has not been heard by the Plan Commission.*

*City Law Attorney Jeff Levine stated that the Municipal Code does have a proscribed process for matters going to the Plan Commission first, then going to the Zoning Committee for consideration. He also stated that the Code does not preclude previously denied items from being considered again at a later date. He recommended that the Zoning Committee adhere to its previous practice of considering an application only after it has been considered and approved by the Plan Commission.*

*Ald. Raymond Lopez motioned to table the application until the February 2022 Committee on Zoning, Landmarks & Building Standards meeting.*

*Attorney Levine confirmed that the Lopez motion to table the application was legitimate and that debate could take place on the motion.*

*Ald. Hopkins deferred to Ald. Lopez's motion to table the application.*

*Ald. Napolitano expressed support for Ald. Lopez's motion because the proposal was previously considered in 2017-18 and was not supported by the community.*

*Chairman Tunney reiterated that a new application had been filed. He stated that he was concerned about potential legal action if the applicant believes that the application is not given due process consideration.*

*Attorney Levine suggested a recess would be in order.*

*Ald. Reilly stated that the developer is making a third attempt at passing the application.*

*Ald. Beale stated that he believed that the Zoning Committee had the legal standing to vote down the application or defer the item to a time certain.*

*Ald. Waguespack inquired why a February 2022 was selected.*

*Ald. Lopez responded that City Code states that if no action is taken on a zoning application within six months the matter is considered dead.*

*Ald. Osterman asked Ald. Napolitano to provide details regarding the community's objections to the application and whether changes to the plan would make it acceptable.*

*Ald. Napolitano stated that the biggest issue is that the residential building would be located on a commercial corridor. The community would like to keep the area commercial.*

*Chairman Tunney recessed the meeting at 10:27 a.m.*

*Ald. Lopez renewed his motion to table the item and Ald. Beale seconded the motion.*

*Ald. Hadden requested a roll call vote.*

*Voting Yes (to defer Committee on Zoning consideration until February 2022):*

*Hopkins, Dowell, Sawyer, Beale, Lopez, Reboyras, Cardona, Waguespack, Austin, Reilly, Cappleman*

*Voting No: Hadden, Tunney.*

*The motion passes on an 11-2 vote.*

*Ald. Napolitano thanked the committee.*

Deferral requests were submitted for the following items:

Zoning Reclassification Map No. 4-J at 3232-3246 W Cermak Rd - App No. 20719T1

Zoning Reclassification Map No. 5-G at 2142-2156 N Clybourn Ave - App No. 20696T1

Zoning Reclassification Map No. 4-E at 1338-1408 S Wabash Ave - App No. 20723

Zoning Reclassification Map No. 6-E at 2601-3045 and 2600-3001 S Ellis Ave, 2900-3030 and 2901-3001 S Cottage Grove Ave, 2600-2900 S Lake Park Ave, 533 E 29th St, 401-434 E 26th St, 2701-2955 S Vernon Ave, 440-598 E 31st St and 2601-2627 S Martin Luther King Jr Dr. - App No. 20428

Zoning Reclassification Map No. 11-F at 4600 N Marine Dr - App No. 20698

Zoning Reclassification Map No. 9-G at 3217 N Southport Ave - App 20739T1

Zoning Reclassification Map No. 2-F at 601 W Monroe St - App No. 20703

Zoning Reclassification Map No. 1-E at 148-158 E Ontario St - App No. 20701

Zoning Reclassification Map No. 1-E at 600 E Grand Ave - App No. 20727

Zoning Reclassification Map No. 15-P at 8535 W Higgins Rd - App No. 20699

Zoning Reclassification Map No. 20-B at 7400-7404 W Talcott Ave/7401-7425 W Everell Ave - App No. 20700

Zoning Reclassification Map No. 2-G at 1401-1555 W Congress Pkwy, 500-532 S Loomis Ave, 1400-1554 W Harrison St and 501-531 S Ashland Ave - App No. 20702

Zoning Reclassification Map No. 1-G at 315 N May St/1112 W Carroll Ave - App No. 20707

Zoning Reclassification Map No. 1-G at 1223-1245 W Fulton Market - App No. 20708

Zoning Reclassification Map No. 1-G at 400 N Elizabeth St - App No. 20712

Zoning Reclassification Map No. 3-F at 901 N Halsted St - App No. 20730

Zoning Reclassification Map No. 16-D at 835-861 E 63rd St/6301-6325 S Maryland Ave - App No. 20709

Zoning Reclassification Map No. 18-I at 3100 W 77th St and 7600 S Kedzie Ave - App No. 20710

Zoning Reclassification Map No. 8-G at 3506-3520 S Halsted St - App No. 20722

Zoning Reclassification Map No. 18-D at 7520-7530 S Greenwood Ave, 1044-1058 E 75th Pl, 7511-7565 S Greenwood Ave, 1120-1148 E 76th St, 1121-1147 E 76th St, 1035-1077 E 76th St, 7556-7564 S Greenwood Ave, 7600-7606 S Greenwood Ave, 7601-7627 S Greenwood Ave, 1101-1127 E 76th Pl, 1100-1128 E 76th Pl, 7637-7661 S Greenwood Ave, 1100-1110 E 77th St and 7701-7741 S Greenwood Ave - App No. 20726

Zoning Reclassification Map No. 24-D at 9619-9645 S Cottage Grove Ave - App No. 20729

Zoning Reclassification Map No. 179-B at 1431-1525 E 77th St, 7700-7716 and 7734-7744 S Blackstone Ave, 7731-7741 S South Chicago Ave, 7701-7745 S Blackstone Ave, 7700-7778 S Harper Ave, 7707-7741 S Harper Ave and 7706-7740 S Stony Island Ave - App No. 20725

Zoning Reclassification Map No. 3-F at 1017-1039 N LaSalle St./125 W Maple St - App No. 20704

Zoning Reclassification Map No. 1-F at 739-755 N Wells St - App No. 20711

Zoning Reclassification Map No. 3-F at 1120-1130 N State St - App No. 20728

Zoning Reclassification Map No. 5-I at 2934-2940 W Medill Ave - App No. 20734

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

Chairman Tunney initiated the **Public Comment** portion of the meeting.

1. Susan Boggie spoke on Ordinance No. 2020-5757
2. Diane Gonzalez spoke on Ordinance No. 2020-5757

Chairman Tunney initiated the consideration of a **Mayoral Appointment**

1. Reappointment of Jolene N. Saul as member of Zoning Board of Appeals

*Jolene Saul spoke on behalf of her re-appointment.*

*Ald. Austin moved to pass the ordinance, which passed via a voice vote.*

Going out of order, Chairman Tunney initiated the consideration of **Map Amendments**.

1. Zoning Reclassification Map No. 12-F at 5410-5412 S Dearborn St - App No. 20714

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

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

2. Zoning Reclassification Map No. 12-F at 5426 S Dearborn St - App No. 20715

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

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

3. Zoning Reclassification Map No. 10-E at 3933-3935 S Prairie Ave - App No. 20692T1

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

*Ald. Lopez voting no.*

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

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

Chairman Tunney initiated the consideration of a **Direct Introduction**

Amending Ordinance SO2020-4101 and 2021-797 modifying the expiration date of a temporary emergency government authorized shelter.

*Ald. Lopez moved to accept the direct introduction into the committee, which passed via a voice vote.*

*Christine Riley of the Dept. of Family and Support Services spoke on the request for an extension of the zoning to permit the operation of a women's shelter in the 4<sup>th</sup> Ward, until August 31<sup>st</sup>.*

*Ald. King spoke in support of the extension to allow for the women's shelter to continue to operate.*

*Ald. Osterman commended Ald. King for her support of the shelter. He also asked that the City consider an expansion of the shelters provided citywide, as federal dollar come in later this year. He, too, expressed support for the shelter.*

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

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

Amendment of Municipal Code Titles 4, 7, 13, 14A, 14B, 14R and 15 regarding technical corrections to construction-related provisions and associated correction of City Council Journal of Proceedings of February 19, 2020

*Ald. Hopkins moved to accept the substitute, which passed by a voice vote, with Ald. Lopez voting no.*

*Building Commissioner Matthew Beaudet spoke on behalf of the technical corrections ordinance.*

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

Chairman Tunney initiated the consideration of a **Landmark Designation**

Historical landmark designation for Morton Salt Co. Warehouse Complex at 1357 N Elston Ave

*Kandilyn Hahn of the Dept. of Planning spoke on behalf of the landmark designation ordinance.*

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

*Ald. Villegas congratulated Ald. Burnett on the project.*

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

Chairman Tunney initiated the consideration of **Landmark Fee Waivers**

Historical landmark fee waiver for property at 3324-3334 S Prairie Ave

Historical landmark fee waiver for property at 3118 S Prairie Ave

*Ald. Beale moved to pass these ordinances, which passed via a voice vote.*

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

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

TBD	located at 3520 S Indiana
TBD	located at 3520 S Indiana
TBD	located at 4750 S Archer Ave
TBD	located at 4750 S Archer Ave
Or2021-122	located at 817 W Cermak Rd
Or2021-96	located at 1015 N Halsted St
Or2021-95	located at 1015 N Halsted St
Or2021-125	located at 5130 W Jackson Blvd
Or2021-124	located at 1301 S Western
Or2021-123	located at 1301 S Western
TBD	located at 5400 W Belmont Ave
Or2021-92	located at 3204 W Irving Park Rd
Or2021-118	located at 6816 W Grand Ave
Or2021-117	located at 6816 W Grand Ave
TBD	located at 9 W Washington St
TBD	located at 625 W Madison St
TBD	located at 625 W Madison St
TBD	located at 320 S Canal St
TBD	located at 320 S Canal St
TBD	located at 2555 N Clark St
TBD	located at 2844 N Broadway St
TBD	located at 6250 N Sheridan Rd

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

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

4. Zoning Reclassification Map No. 5-F at 1810-1820 N Wells St

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

*Chairman Tunney inquired about the size of the commercial spaces (1000 sq. ft. each).*

*Ald. Sigcho-Lopez inquired about whether the property is located in a landmark district (yes).*

*Ald. Reboyras moved to pass this ordinance, which passed by a voice vote, with Ald. Hopkins voting no.*

5. Zoning Reclassification Map No. 7-J at 3232 W Altgeld St

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

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

6. Zoning Reclassification Map No. 17-G at 7138 N Sheridan Rd/1313 W Touhy Ave - App No. 20716

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

*Anna Robles of the Planning Dept. noted that the agenda had a typo on the desired zoning classification; it should read B3-2 rather than B2-2.*

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

7. Zoning Reclassification Map No. 26-F at 1-13 W 103rd St - App No. 20717

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

*Ald. Beale expressed his reservations about the proposed gas station project, and he stated that the location and the surrounding area has had an extensive history of calls for police service.*

*Ald. Austin replied that Ald. Beale has not conferred with her on projects on his side. She also urged her colleagues to take her advice and pass the application.*

*Ald. Beale requested a roll call vote on the application.*

*Voting Yes: Hopkins, Burnett, Reboyras, Cardona, Waguespack, Austin, Cappleman, Hadden, Reilly, Tunney*

*Voting No: Beale*

*Application passes.*

8. Zoning Reclassification Map No. 5-N at 6603 W Fullerton Ave - App No. 20705

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

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

9. Zoning Reclassification Map No. 16-H at 2010-2012 W 69th St - App No. 20706

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

10. Zoning Reclassification Map No. 11-G at 4533-4535 N Clark St - App No. 20735T1

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

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

11. Zoning Reclassification Map No. 4-H at 2258 W 21st St - App No. 20736T1

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

*Ald. Lopez inquired if the property was recently purchased (no) and if a certificate of zoning was provided at closing (no).*

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

12. Zoning Reclassification Map No. 9-G at 1225-1235 W School St - App No. 20695

*Vice-Chairman Reboyras presided in the hearing of this application.*

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

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

13. Zoning Reclassification Map No. 9-G at 1138 W Belmont Ave - App No. 20720T1

*Vice-Chairman Reboyras presided in the hearing of this application.*

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

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

*Ald. Hopkins expressed support for the zoning change.*



14. Zoning Reclassification Map No. 13-H at 4937-4939 N Damen Ave - App No. 20669

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

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

15. Zoning Reclassification Map No. 16-L at 6339 S Central Ave - App 20721

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

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

16. Zoning Reclassification Map No. 15-O at 5600 N Harlem Ave - App No. 20697

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

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

17. Zoning Reclassification Map No. 5-M at 2101 N Monitor Ave - App No. 20738

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

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

18. Zoning Reclassification Map No. 1-H at 2029 W Washington Blvd - App No. 20733

*Ald. Villegas moved to defer this item, which passed via a voice vote.*

19. Zoning Reclassification Map No. 4-F at 2017 S Ruble St - App No. 20731T1

*Ald. Reboyras moved to amend the ordinance to a Type 1 ordinance, which passed by a voice vote, with Alderman Lopez voting no.*

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

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

20. Zoning Reclassification Map No. 5-I at 1945 N California Ave - App No. 20732T1

*Ald. Cardona moved to accept the substitute narrative and plans, which passed by a voice vote, with Alderman Lopez voting no.*

*Ald. Lopez inquired what recourse a property owner has when there is an error in issued zoning certificates (they are valid only for a year, and errors do occur sometimes, which do need to be corrected and which can be done sometimes through an Administrative Adjustment).*

*Ald. Reboyras expressed support for the Zoning Department's work.*

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

21. Zoning Reclassification Map No. 1-G at 615 N Ogden Ave - App No. 20689T1

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

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

22. Zoning Reclassification Map No. 7-G at 3015-3017 N Lincoln Ave - App No. 20694T1

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

*Chairman Tunney inquired why a B1-5 was chosen (building is too large for a B1-3 and allows for parking exemptions).*

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

23. Zoning Reclassification Map No. 9-J at 3339 N Ridgeway Ave - App No. 20713

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

24. Zoning Reclassification Map No. 2-I at 2655 W Monroe St - App No. 20724T1

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

*Ald. Hopkins expressed his support for the project and moved to pass this ordinance, which passed by a voice vote.*

25. Zoning Reclassification Map No. 22-G at 1223 W 87th St - App No. 20691

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

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

26. Zoning Reclassification Map No. 14-K at 5600 S Pulaski Rd - App No. 20718

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

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

27. Zoning Reclassification Map No. 8-H at 1636-1640 W 37th Pl - App No. 20737

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

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

28. Zoning Reclassification Map No. 18-E at 555-557 E 75th St - App No. 20693

*Chairman Tunney confirmed the support of Ald. Sawyer.*

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

29. Zoning Reclassification Map No. 4-E at 920-1006 S Michigan Ave and 1011-1015 S Wabash Ave - App No. 20589

*Ald. Cardona moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote, with Ald. Lopez voting no.*

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

*Chairman Tunney inquired if the property is in the Michigan Avenue Historic District (yes).*

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

30. Zoning Reclassification Map No. 5-G at 1838-1842 N Elston Ave and 1839-1843 N Besly Ct - App No. 20195

*Ald. Cardona moved to incorporate the records from the Plan Commission for this ordinance, which passed by a voice vote, with Ald. Lopez voting no.*

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

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

31. Zoning Reclassification Map No. 5-H at 2101-2125 W Lyndale St/2200-2240 N Hoyne Ave/2100-2124 W Webster Ave/2201-2243 N Hamilton Ave -App No. 20632

*Ald. Hadden 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 ordinance, 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. 7-H at 1628-1658 W Wolfram St/2833-2845 N Paulina St - App No 20659T1

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

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

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

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

33. Zoning Reclassification Map No. 7-H at 1649-1659 W Wolfram St/2815-2825 N Paulina St - App No. 20660T1

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

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

34. Zoning Reclassification Map No. 1-G at 200-218 N Aberdeen St, 1100-1108 W Lake St, 213-233 N May St and 1111-1125 W Fulton St - App No. 20225

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

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

*Ald. Burnett noted that developer committed to 20% affordable units and working to increase it to 30%.*

35. Zoning Reclassification Map No. 1-G at 1132-1157 W Lake St/146-208 N May St (even only)/1132-1140 W Randolph St (even only)/169-209 N Racine Ave (odd only) - App No. 20672

*Ald. Reboyas moved to defer this item, which passed via a voice vote.*

*There being no further business to conduct, Ald. Burnett moved to adjourn the meeting, which passed via a voice vote.*

Respectfully submitted,

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

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