



**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**

**March 2022**

On March 22, 2022, 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), 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 February 22, 2022 meeting of the Committee on Zoning, Landmarks & Building Standards.

*Alderman Reilly moved to approve the Rule 45 Report; there were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

**Deferral requests** were submitted for the following items:

Zoning Reclassification Map No. 3-G at 1100-1152 W Blackhawk St, 1400-1460 N Cherry Ave, 1407-1451 N Cherry Ave and 1055-1067 W Weed St - App No. 20940

Zoning Reclassification Map No. 2-G at 1026-1044 W Jackson Blvd - App No. 20948T1

Zoning Reclassification Map No. 24-D at 9901 S Cottage Grove Ave - App No. 20954T1

Zoning Reclassification Map No. 12-E at 5339-5353 S State St and 2-16 E 54th St - App No. 20951T1

Zoning Reclassification Map No. 3-J at 3600 W Potomac Ave - App No. 20936T1

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

Zoning Reclassification Map No. 2-M at 30 S Waller Ave - App No. 20943

*Ald. Lopez moved to accept the above-noted deferrals; there were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

1. Gloria Cosy spoke on a proposed gas station development at 511 E. 103<sup>rd</sup> Street.
2. Marie Tyse spoke on Ordinance No. 2022-576
3. Linda Bowers spoke on Ordinance No. 2022-576
4. Larry Bowers spoke on Ordinance No. 2022-576
5. Mary Enyard spoke on Ordinance No. 2022-576
6. Mae Mayflower spoke on Ordinance No. 2022-576
7. Kristin Perkins spoke on Ordinance No. 2022-576
8. Carol Mohammed spoke on Ordinance No. 2022-576

Chairman Tunney initiated the consideration of an Aldermanic **Map Amendment**

1. Zoning Reclassification Map No. 18-H at W 71st St, S Leavitt St, W 74th St and S Bell Ave

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

*Alds. Lopez and Villegas expressed support for the rail-transportation-related ordinance.*

*Ald. Moore moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum*

Chairman Tunney initiated the consideration of the **Demolition of a Non-Contributing Building in a Historical Landmark Designation**

1. Demolition of non-contributing building at 843 N Wolcott Ave (East Village Landmark District)

*Matt Crawford of the Planning Dept. expressed the Chicago Landmark Commission's recommendation that the property was non-contributing to the East Village Landmark District, thus allowing for the demolition ordinance.*

*David Hyde, attorney for the homeowners, spoke on behalf of the demolition of the property.*

*Homeowner Nicole Ortegon spoke on behalf of the demolition of the property.*

*Ald. Sawyer inquired whether an aldermanic vote was bound by the City's demolition code (Mr. Hyde replied in the affirmative, Matt Crawford generally concurred). He inquired if the intent was to sell the property (yes).*

*Ald. La Spata expressed his opposition to the demolition of the building, which is located within his ward.*

*Ald. Lopez expressed concerns about the City holding property-owners hostage, by potentially not allowing these owners to demolish the building. He expressed his support of the owners' desire to demolish the building.*

*Ald. Cappleman stated that he supports the decision of the Landmarks Commission to deem the building non-contributing and to allow for the demolition of the property.*

*Chairman Tunney inquired whether the adjacent building was contributing (yes). He also asked, if the building were demolished, whether the new construction would have to abide by the landmark district's architectural standards (yes).*

*Chairman Tunney initiated a roll call vote on whether to support the ordinance authorizing the demolition of the building:*

Voting Yes: Reboyras, Beale, Lopez, Burnett, Cardona, Austin, Villegas, Reilly, Cappleman, Hadden, Tunney, Sawyer.

Voting No: Hopkins.

The ordinance passed with 12 votes in favor and 1 vote against.

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

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

Or2022-39 located at 300 S State St

TBD located at 7535 S Ashland Ave

Or2022-41 located at 42 S State St

Or2022-6 located at 150 N Dearborn

*Ald. Beale moved to pass the sign orders collectively; there were no objections, and the items were approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

1. Zoning Reclassification Map No. 3-F at 606-636 W Blackhawk St, 1500-1530 and 1545 N Larrabee St, 1500-1525 N Frontier Ave and 625-643 W Weed St

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

*Ald. Hopkins moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

2. Zoning Reclassification Map No. 7-N at 6847-6851 W Belmont Ave - App No. 20958

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

*Ald. Sawyer moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

3. Zoning Reclassification Map No. 11-J at 3821 W Montrose Ave - App No. 20953T1

*Ald. Haddon moved to amend the ordinance to a Type 1 ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

*Ald. Hadden moved to pass this ordinance, as amended to a Type 1. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

4. Zoning Reclassification Map No. 7-O at 3114-3120 N Olcott Ave - App No. 20945

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

*Ald. Reboyras moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

5. Zoning Reclassification Map No. 20-H at 8532 S Ashland Ave - App No. 20944

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

*Ald. Sawyer inquired if the location was within a dry district (yes).*

*Steve Valenziano of the Planning Dept. confirmed that the location was voted a dry precinct, where the sale of alcohol is prohibited.*

*Ald. Hadden moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

6. Zoning Reclassification Map No. 9-L at 5555 W Irving Park Rd

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

*Ald. Cardona moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

7. Zoning Reclassification Map No. 2-I at 2824 W Taylor St - App No. 20956

*Ald. Reboyras moved to defer this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

8. Zoning Reclassification Map No. 2-F at 401 S Wacker Dr/300 W Van Buren St - App No. 20955

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

*Anna Robles of the Zoning Dept. pointed out an error in the address. It should read 301 W. Van Buren Street.*

*Ald. Cardona moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

9. Zoning Reclassification Map No. 1-G at 360 N Green St - App No. 20853

*Ald. Cardona moved to incorporate the records from the Chicago Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

*Ald. Austin moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

10. Zoning Reclassification Map No. 1-G at 1353 W Fulton St/220 N Ada St - App No. 20786

*Ald. Austin moved to incorporate the records from the Chicago Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

*Ald. Cardona moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

11. Zoning Reclassification Map No. 3-I at 2933 W Division St - App No. 20911

*Ald. Austin moved to incorporate the records from the Chicago Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Burnett commended this proposed hospital expansion project and expressed support for this ordinance.*

*Ald. Burnett moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

12. Zoning Reclassification Map No. 2-K at 4556 W Roosevelt Rd - App No. 20941

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

*Ald. Haden inquired whether a recycling business was operating at the site (no, it is a landscape business).*

*She also inquired what materials would be stored at the location (brick, concrete and concrete block).*

*Ald. Waguespack moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

13. Zoning Reclassification Map No. 20-F at 747-757 W 79th St and 7901-7909 S Halsted St - App No. 20952T1

*Ald. Waguespack moved to accept the substitute narrative and plans. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

*Ald. Sawyer moved to pass this ordinance, with substitute narrative and plans. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

14. Zoning Reclassification Map No. 14-I at 2504 W 63rd St - App No. 20950

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

*Ald. Reboyras moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

15. Zoning Reclassification Map No. 7-G at 3150 N Racine Ave - App No. 20041

*Ald. Waguespack moved to incorporate the records from the Chicago Plan Commission for this ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

*Ald. Burnett commended the proposed project and expressed support for this ordinance*

*Chairman Tunney commended Ald. Waguespack on the affordable housing being added in this project.*

*Ald. Rodriguez moved to pass this ordinance, as revised. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

16. Zoning Reclassification Map No. 14-I at 5927 S California Ave - App No. 20949

*Ald. Coleman's Chief of Staff expressed the Alderman's support for this ordinance.*

*Ald. Waguespack moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

17. Zoning Reclassification Map No. 3-I at 2516 W Thomas St - App No. 20957T1

*Ald. Cardona moved to accept the substitute narrative and plans. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

*Ald. Cardona moved to pass this ordinance, with substitute narrative and plans. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

18. Zoning Reclassification Map No. 1-H at 1637 W Huron St - App No. 20947T1

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

*Chairman Tunney inquired about how many additional parking spaces would be added (none).*

*Ald. Waguespack moved to pass this ordinance. The item was approved by the affirmative majority vote of the members present for the roll call to determine quorum.*

19. Zoning Reclassification Map No. 3-H at 1228-1230 N Milwaukee Ave/1210-1214 N Ashland Ave - App No. 20942T1

*Ald. Burnett and Ald. Rodriguez expressed their support for the ordinance which would permit a minority-owned cannabis dispensary at this location.*

*Ald. Villegas moved to pass this ordinance. The item was approved by the affirmative majority vote of the members present for the roll call to determine quorum.*

20. Zoning Reclassification Map No. 3-G at 1509 W Fry St - App No. 20946T1

*Ald. Villegas moved to amend the ordinance to a Type 1 ordinance. There were no objections, and the motion was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

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

*Ald. Cardona moved to pass this ordinance, as amended to a Type 1. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

21. Zoning Reclassification Map No. 4-H at 1930 W 21st St. - App No. 20847

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

*Ald. Cardona moved to pass this ordinance. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

22. Zoning Reclassification Map No. 11-H at 4624-4628 N Ashland Ave - App No. 20915T1

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

*Ald. Waguespack moved to pass this ordinance. The item was approved by the affirmative majority vote of the members present for the roll call to determine quorum.*



23. Zoning Reclassification Map No. 13-L at 5016 W Lawrence Ave - App No. 20822

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

*Ald. Reboyras moved to pass this ordinance. The item was approved by the affirmative majority vote of the members present for the roll call to determine quorum.*

*There being no further business to conduct, Ald. Waguespack moved to adjourn the meeting. There were no objections, and the item was approved by the affirmative vote of all the members present for the roll call to determine quorum.*

Respectfully submitted,

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

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