

41st Ward Zoning Advisory Committee

July 18, 2018
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	8:41 PM
COMMITTEE MEMBERS & ATTENDEES	Mike Emerson, Christine Rosenburg, John Anderson, John Kwasinski, Marc Pelini, Frank Icuss, Terry Shannon

Meeting started with a motion by Frank to approve the minutes of the June 5, 2018 meeting. Second by John a. Minutes approved.

Project Representatives

**Mike Fiandaca
Thad Gleason
Gregory Stec**

SUBJECT	7432 W. Talcott
7432 W. Talcott (Sisters of the Resurrection) – Requesting a zoning change from RS-2 to Rm-6 or B2-5 to convert the existing building into an assisted living residence. Interior renovation only. 70-75 units, Type 1 zoning change. All 1 bedroom units.	
QUESTIONS / CONCERNS	<p>Mark – will everything be brought up to code? A- Yes. 50% of the units will be fully accessible. This exceeds the code. 40 parking spots also exceed the code. How long ave you been working on this? A – Approximately 2 months.</p> <p>John K – Are there residents living here now? A – Yes, the contract allows the sisters to come back after construction. Rent cost? A – Market rate \$4,000 to \$6,000 a month.</p> <p>Terry – Explain assisted living? A - Meals a day, nurse, care staff on site. Average age is early 80’s. No cooking in the rooms. Always staff to help.</p> <p>Frank – Time frame? A – 6 months for the Type 1 zoning change. They have 2 years to complete the construction. What happens to the 10 acres in back? A – No plan to develop. Frank said he would like to know what the plan would be for the additional 10 acres.</p> <p>Terry – Privately operated rental? A – Yes. Terry suggested adding additional units on the 10 acres to fit the use. Perhaps Independent living.</p> <p>Mike – Would you consider providing a document to agree to come back to the</p>

	<p>committee prior to developing the other 10 acres? A – yes, but because the lot is over 3 acres they would have to create a Planned Development which would have to include the Alderman and committee. When are you looking to introduce the ordinance at City Council? A – September.</p> <p>Christine – Asked to Clarify the zoning and FAR? T-4 or B2.5 Type 1. Requested a plan with division and deed restrictions and commitment with committee.</p> <p>Residents</p> <ol style="list-style-type: none"> 1. Concerns with parking because they would have 40 workers? A – 40 workers is broken up between 3 shifts. Who owns the property? A – The sisters. After the purchase they will hire a professional management company licensed by the state. 2. Concerned about the additional 10 acres. 3. There is a need for this in the community. Will the tunnel be sealed off? A – No they will have a utility lease agreement. <p>Committee agrees to meet again on August 8, 2018. Christine corrected the minutes from June 5, 2018. She abstained from vote.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Zoning change recommended to Alderman Napolitano. Recommending a Type 1 change to B2-2. Upon receiving certificate of occupancy, down-zone to B1.5		

• **Motion to adjourn by Frank, second by Terry. Meeting Adjourned at 8:41 pm.**