

41st Ward Zoning Advisory Committee

August 8, 2018
6:30 PM

Olympia Park
6566 N. Avondale

MEETING CALLED BY	Mike Emerson
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:12 PM
COMMITTEE MEMBERS & ATTENDEES	Terry Shannon, Liz DeChant, Jim Hankin, Christine Rosenburg, John Anderson, John Kwasinski, Marc Pelini, David DiSanti, Frank Icuss, Mike Emerson

Meeting started with a motion by Liz to approve the minutes of the July 18, 2018 meeting. Second by Dave. 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 renovations only. 70-75 units, Type 1 zoning change. All 1 bedroom units.	
QUESTIONS / CONCERNS	<p>Frank – What is the zoning requested? A- B2-5. How do you deal with lead or asbestos? A – In 1983 the building was gutted and all hazardous material was removed.</p> <p>Christine – Questioned zoning attorney Nick Fitkis (on speaker phone) to confirm zoning requested. Nick explained that they are working with the zoning department to establish what zoning would allow their Type 1 request to renovate the interior only and conform with the zoning standards. He believes it will be B2-5. Christine stated she is concerned about setting precedent for future development on site.</p> <p>Marc – Concerned about northern portion of the land that will not be developed? A – That will remain RS-2.</p> <p>John A – Asked about the maintenance building on the property. Is it part of this property and project? A – Yes, Type 1 zoning changing will not allow any changes to the building.</p> <p>Residents</p> <ol style="list-style-type: none"> 1. Asked if there will be any changes to sewers or other infrastructure? A –

	<p>No.</p> <p>2. Noted the nice setbacks on the property. Asked if they can maintain the current setbacks. Noted that the landscaping is very important. Recommended a UPS system to maintain power and lighting for the residents. Does not want to see AC units hanging out of the windows. A – There is currently a large generator that protects the building’s power. The entire building has central heating and AC.</p> <p>Motion by Liz to vote to approve the requested Type 1 zoning change to B2-5 (up to RM-6 if needed). Second by Frank</p> <p>Vote:</p> <p>Marc – Yes John – Yes John – Yes Terry – Yes Frank – Yes Liz – Yes Dave – Yes Mike - Yes Christine - Yes Jim - Abstain</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Zoning change recommended to Alderman Napolitano.		

• **Motion to adjourn by Dave, second by Liz. Meeting Adjourned at 7:12 pm.**