

**MINUTES OF THE PUBLIC HEARING OF THE PRESIDENT AND BOARD
OF TRUSTEES OF THE VILLAGE OF HILLSIDE HELD IN THE
MUNICIPAL COMPLEX, 425 HILLSIDE AVENUE, HILLSIDE, COOK
COUNTY, ILLINOIS, ON MONDAY, JANUARY 23, 2023**

The meeting was called to order at 7:30 P.M. by Mayor Joseph T. Tamburino. Board members and those present recited the Pledge of Allegiance to the Flag. The following members responded as present at roll call:

Mayor	- Joseph T. Tamburino
Clerk	- Linda L. Gould
Trustees	- Herman L. Walter, Jr.
	- Frank J. Lomeli, Sr.
	- David V. Delgado
	- John N. Kramer
	- Claudell Johnson
Absent	- None

Also present were: Joseph Pisano, Administrator; Joseph Beckwith, Assistant Administrator, Communications and Technology Director; Dan Murphy, Police Chief; Ken Carling, Fire Chief; Patrick Deady, Village Attorney; Sandy Lozano, Village Treasurer; Anthony Faragia, EMA Director; Roger Romanelli, Janet Dubsky, Ellis Funchess, Bill O'Connor, residents

PURPOSE OF HEARING:

To consider amendments to the text of the Village Zoning Ordinance to establish specific additional uses, namely "senior living facilities" and "senior assisted living facilities", to define the density, building height and parking spaces requirements for such uses and to include those uses as Special Uses within the existing Residential Zoning Districts of the Village.

Village Attorney Deady explained the purpose of the meeting is to consider amendments to the text of the Village Zoning Ordinance to establish specific additional uses. The particular use is for senior independent living facilities, which would be multi-unit that are restricted to seniors as normally defined in the housing for the elderly under federal and State of Illinois statutes.

Attorney Deady continued saying this is not intended for assisted living, nursing homes, hospitals, or healthcare centers, but to allow affordable senior housing to be constructed in areas of the Village where normal apartment communities or condominiums would not be authorized.

He also said it would be restricted to seniors and would only be zoned if and when the Zoning Board of Appeals approved a special use after a Public Hearing and after considering the impact of the proposed senior independent living facility.

Mayor Tamburino said the Village has received tentative approval on the tax credit basis for which they build senior housing. He said the reason we bought this church property was because it was not on the tax rolls and for build senior housing. He continued saying this is something that we have been trying to do for a long time.

Mayor Tamburino said the company we are working with is the same company that has built a senior building in Northlake.

Roger Romanelli, resident, asked if the Village was going to sell the property to the developer so residents can get back \$640,000.00. He said there are several vacant sites in Hillside that don't have buildings on them that could have been purchased for senior housing.

Mayor Tamburino said this is not being put on the tax rolls. As a church, it has never been on the tax rolls. Tax dollars are not being lost.

Mayor Tamburino also said to his knowledge towns are giving long term leases to the developers not selling the property to them. Administrator Pisano said we are giving a 50 year lease. Mayor Tamburino stated the Village has control and the building cannot be turned around and used for some other use in the future.

Mayor Tamburino stated the point of what is being done is to take property that is not on the tax rolls, convert it to Senior Housing so that we don't lose property tax revenue.

Trustee Watson asked what about the parcel size. Administrator Pisano said a little over an acre. The Ordinance allows for a multi-story building between 40-42 units.

PUBLIC HEARING MINUTES

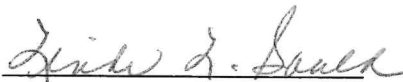
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Administrator Pisano reported there will be another hearing in front of the Zoning Board of Appeals.

As there was no further discussion or questions either from the Board of Trustees or the floor, Mayor Tamburino entertained a motion to adjourn to the Public Hearing.

So moved by Trustee Johnson, seconded by Trustee Kramer.
All voting aye, motion carried.

Adjournment 7:45 P.M.


Linda L. Gould
Clerk