



## MINUTES

July 13, 2005

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### **Call to Order**

The meeting was called to order at 7:05 p.m. There were 12 people in attendance.

### **Approval of Minutes**

The minutes of the June 8, 2005, meeting was unanimously approved without changes.

### **Treasurer's Report**

The account balance is \$683.

### **Residential Development of 5800 N. Glenwood (and Ridge)**

Greenstreet Properties developers proposed a 6-unit residential development at location that is now a parking lot at Glenwood and Ridge. The development would consist of two duplex units, with 2 up and 2 down units. Six parking spaces would be included in the rear. The property is currently in B1-2 zoning and does not need exceptions to meet code, but developers are asking for certain exceptions for residential space as follows:

1. Any business space will be used for residential rather than commercial purposes.
2. Building height would be 48' rather than usual 45'.
3. The minimum lot area would be 930' rather than 1,000'.
4. The rear setback would be 18'.

The developers withdrew from the meeting while members discussed the plan.

Roy Steinke provided a little background to the site. At one time, Ridge Ave. was all R-4. Zoning was changed to B-2 so storefronts could open. The problem is if it converts to residential, there needs to be parking, which is not necessary for a business. That site has been historically unsuccessful in attracting viable businesses. Therefore, it was Roy's opinion that residential would be the best type of development for that property.

This development lies within BARGE boundaries and was voted down by BARGE club members, allegedly due to one building owner's vehement objection. That building is adjacent to the project. Because it is on Ridge, this project will also impact ETNA residents, therefore, Chris believes ETNA should also vote on the development.

Chris opened the floor to members to discuss whether one block club should have the total and final voice in approving or blocking developments, or should other groups become involved if it is adjacent to their community. Although the residents of the block club may think they would be negatively impacted, the greater community as a whole may benefit from the development as opposed to having empty buildings or lots. A specific example is the Piser Weinstein building on Foster and Broadway. EPIC voted 22-4 in support of a 6-story residential building, but the Lakewood-Balmoral B.C. voted down the project.

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After considerable discussion, ETNA members reached the following consensus that block clubs that abut each other on major arteries should have a voice on developments that would be on these arteries. Major streets have a broader community and any development would impact the future of the larger community. Those major streets in ETNA's boundaries would include Ridge, Bryn Mawr, and Clark St.

It was noted that Greenstreet has proven to be a responsible developer and listens to residents input. Since the property is going to be developed one way or another, it was thought that it would be best to have a cooperative developer such as Greenstreet. Mindful of having a viable development that will benefit the greater community, ETNA club members voted as follows:

Motion to approve 5800 N. Glenwood residential development: 11 yeas. No nays. 1 abstention.

**Motion passed.**

### **Old Business**

**Affordable Housing:** This vote was tabled at the June meeting due to lack of information. After research on the subject by some members, the consensus was that there seems to be no shortage of affordable housing. The 10% - 20% of units set aside would not resolve the issue of having affordable housing for everybody. In addition, there are plenty of rental units available at reasonable rents. Each Ward seems to have arbitrary set-asides and there is no consistency across the city. In principle, it is a good idea, but the program does not provide enough specifics to go forward. One member thought it was "extortion" because buyers will ultimately end up paying a higher price. Potential buyers would still be paying the tax rate on the current market value, no would they be able to get full equity. There was general agreement that there were too many pitfalls as the program stands now. The problem at large is not lack of affordable housing, but rather needing affordable taxes. People cannot afford to stay in their homes when faced with large tax bills engendered by new construction in the area.

**Broadway Study:** There is an informational meeting with a Q&A on the study on July 14. There is an all day event being held on July 23 which will have breakout sessions looking at different segments of Broadway and the zoning designations that should be in place for that particular segment. The study will be made available at the library and the Alderman's office.

### **Open Discussion**

Chris urged members to support the new restaurant En-Thai-ce on Clark St.

Gethsemane and a Victoria St. owner has suggested installing a cul-de-sac to block off the alley so it is not used as a through way by vehicles going down Victoria. Some vehicles make left turns on Clark St. where only right turns are permitted. This may be a future agenda item. Nothing formal has been proposed.

M. Henry is expanding and traffic and pedestrian volume is expected to increase. Customers of both Gethsemane and M. Henry will be vying for limited spaces, as well as taking needed space from residents, many of whom rely on street parking. Options such as renting out Arkadash's parking lot were discussed.

### **Adjournment**

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Mari Colello  
Secretary

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