



## MINUTES

June 8, 2005

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### Call to Order

The meeting was called to order at 7:05 p.m. There were 15 people in attendance.

### Approval of Minutes

The minutes of the May 11, 2005, meeting was unanimously approved without changes

### Treasurer's Report

Membership renewals and advertising income increased the account balance to \$683.

### Old Business

**Broadway and Clark Street TAP Zoning and Planning Update:** Community input process begins July 14 with an informational public meeting. Breakout sessions are planned for July 23. These meetings provide the Community block clubs with an opportunity for their input for long-range plans. The impetus for this plan was all the condo development along Broadway that had no cohesive plan in place. The report includes an inventory of buildings. It is recommended that buildings with architectural or historical significance should be kept intact. The Clark St. report is on hold until September.

**Catalpa Gardens:** The project has been approved by the city. A new architect has been hired for the 17-story development. This development has been excluded from the Broadway Survey.

**Ridge Avenue Firehouse:** A motion was made to form a task force consisting of BARGE, ECC and ETNA and 2 representatives from the Edgewater Historical Society to decide how the Firehouse should be used. Seconded and unanimously approved by all present.

**Gethsemane:** A homeowner wanted two speed humps in the alley. Complaints included carts left on sidewalks down the block, and loading and unloading in alley blocking access. Chris mentioned that the stop sign they placed in the alley pedestrian crossing to the tree lot was illegal. Only the city can install street signs.

### New Business

**Affordable Housing:** Chris Lawrence presented a plan for ETNA to approve on the affordable housing issue. There was a deadline as the zoning and planning committee was meeting soon and he wanted to relay ETNA's vote at that time.

Basically, any building with 10 units or more must set aside 10%-15% for their units as affordable housing, or the developer can contribute to a city fund that has been set aside for affordable housing. Currently, 60% of Edgewater residents would not be able to afford to buy a home in this community because of rising home values. Affordable housing is not a low-income housing program such as Section 8. It is a lottery-based system that allows lower middle-income people to buy housing at a reduced rate. Should they decide to sell, owners of affordable units would not get the appreciated market price, but a price set by the city based on inflation rates and affordability indexes. Owners would still pay the same tax rate as those owners who bought market-valued units.

There are affordable housing units in place in the 44<sup>th</sup> Ward. The Goldblatt's condo development at Wilson and Broadway has 15% set aside for affordable housing. 171 W. Oak Street, in the Gold Coast, has affordable housing for seniors.

Questions from the floor included: Why would anybody buy a condo that wouldn't appreciate in value? How does an owner of affordable housing build equity?

The consensus was that ETNA would hold off voting on the issue until further information was provided.

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**Granville Task Force:** A 12-story development on property owned by Loyola is currently proposed for the east side of Granville & Broadway. A task force was formed, headed by Pat Sharkey, to come up with a vision statement for that area.

**Chris Lawrence Resignation:** Chris announced that he will be resigning as President of ETNA in September. Volunteers names will be voted on at that time.

**Open Discussion**

**CAPS Meeting Update:** A drug dealer arrested across the street from Senn resulted in shutting down a major operation on the 6400 block of North Ashland. A pipe bomb placed by a former student at Pierce School was found in the play lot.

**5768 N. Ridge:** Roy Steinke reported that he received a letter from a developer about a 3-unit apartment building that will be built next door to him. The single family home will be torn down in the next 45 days. No zoning change was required as Ridge has B-4 zoning.

“**Hamburger Mary’s**” expressed interested in going into Cafe Boost. It’s a high-traffic, casual dining restaurant based in San Diego. **Leonardo’s** wants to put in a sidewalk café. **The Capitol Garage** owner bought the Salvation Army property at Bryn Mawr and Clark.

**Adjournment**

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Mari Colello  
Secretary

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