

WANT General Meeting, June 8, 2021

Virtual via Zoom

(Karen Hardy- President, Amanda Dykema-Engblade- Vice President, Maia Rigas- Secretary, Tisha Sandberg- Treasurer, Betsy Kane-Member at Large)

(Amanda: taking notes)

Treasure's report---Tisha

Approx. 6000 dollars in account. Account recently changed account over to Chase, process of setting it up so people can pay dues/donate through zelle. Not a lot of expenditures. WANT is in good shape. Tisha reports that the new bank is nice for the organization

Update Land Use and Zoning---Phil

Thorak—concern that parcel for sale; clarity sell senior home they expect hat the buyer will continue the uee of the. Older person home; second parcel is cancer center (adjacent) with green space; green space north of winnemac on Ashland.

Vacant site near ravenswood tap. Can build two flats on the area.

5315 N. Ravvenswood. Old industrial building. Pre 2008, approved. Complaints that it has been sporadic work. Neighboring building to the south has some issue with water and garbage runoff. Been in touch with building and police department. Slowing moving forward with construction. No violations or illegal activity. Can't really do anything. But it is an eyesore.

(Notes: Maia)

Possible brewery at Newman Center: notices went to neighbors. Alderman's office has no idea about it. Jeffrey does say that they will need a liquor license. M11.

Newman: LUZ did meet with some developers about residential development. O'Connor didn't want it.

Edgewater Medical Center: Seeking refinements on the park. <https://wepark.wordpress.com/>. Developer needs to complete punch list, and CDOT needs to sign off on it, doesn't transfer to Park District until sign off.

ARO ordinance: When there's a zoning change, there must be 10% affordable housing, now 20%. Some conditions, but for 40th Ward, since we are higher income ward, the 20% would kick in. Developers are not happy, concerned that deals might fall thru. Condo development will have harder time, as opposed to apartment buildings. What is an "affordable unit"? On average they have to meet the threshold. Area mean income (AMI).

ADU pilot: we are part of the area for Additional Dwelling Unit: you can make an additional unit or more depending on size of dwelling, coachhouse or basement. You need the additional floor unit.

We are one of three wards that are part of this pilot.

Karen: for multigenerational units. For affordable housing.

This will make legal basement units that were recently illegal. But if they don't meet building codes, they need to be upgraded.

Metra station: problem with Water Department, storm water plan. Held up by the City for the moment.

Emergency Rental assistance: requests are due by this week for federal assistance.

in chat: Rental assistance:

<https://www.chicago.gov/city/en/depts/doh/provdrs/renters/svcs/emergency-rental-assistance-program.html>

Karen: Rental and mortgage assistance--information on alderman's site about city and nonprofit resources.

Question: increasing property taxes will push people out of the neighborhood.

Karen: it's a cook county issue. Yes, important. She will take it up with Andre.

Next Door conversation about property taxes.

Garden update: Dinesh

state of garden: good. 3-4 limited work days so far. Rest of workdays will be open to public.

Guidelines on proper use of garden, posted on the website. Path is worn down, tree damage from kids climbing, Montessori groups using the garden regularly.

NeighborSpace: nonprofit urban land trust. Should WANT garden become NeighborSpace garden? Who will own the property?

- Insurance issue—liability? WANT could be liable? Gardeners could be liable?
- They can help source bulk materials like mulch.
- Fundraising

What this means: now WANT owns the lease. Owned in part by the railroad, and in part by the city. Our lease is with the railroad. They have right of access. They would take over the lease from WANT. Bomanville Garden is a NeighborSpace garden.

NeighborSpace is currently negotiating with Union Pacific a larger umbrella agreement for all community gardens.

Karen: so NeighborSpace will hold the lease? Great reservations about the transaction.

Danesh: the gardeners are still responsible for the garden.

Maryon: I understand the angst.

Dorothy: 501C3 might be an advantage.

NeighborSpace decision: vote as a larger group, or the LUZ garden or the board?

Karen:

Ward updates:

State updated Andre's suggestion for "Alder" !

We have a new venue: 1744 Balmoral, Nobody's Darling. LGBTQ black-owned. Open Thursday-Sunday.

Alderman pushing for art under all the viaducts.

Fireworks at Winnemac for the prom? in *Sun Times* poll, 2/3 in favor of legal fireworks. In future years, maybe something more formalized.

Tisha and Karen on call with president of BCO on joint block party? should we have a block party on our own, or one with Bomanville?

Karen: we had one planned for last year, we'd just use the same plans this year.

Dena: WANT only

Maryon: WANT only

Bill Drudge: WANT only

Dennis: WANT only

for WANT only block party: Saturday, July 24 or 31st

This Saturday: plant swap

Yard sale: delayed until September 18. too complicated to organize right now.

Dena: Lakewood-Balmoral has theirs the weekend after Labor Day

Plant swap email?

September 14: next meeting-in person? hybrid event?

Birdcage: 2AM license with people out back. Some concern. Alderman is waiting to hear from people who feel strongly. Public hearing June 18: review board.

Dennis: what other 2AM establishments on Clark? Nikki: only Farragut's.

For next meeting: changes to the bylaws. Karen will post the document with bullet points of the big changes.

membership, forms, calendar year, virtual meetings, three-year administrator role to the board: keeping us registered with the state, website, management of the group. Committees: defining them better? set definitions of what they are, what their purpose and scope is. Raise memberships. We can vote on the bylaws in September.

New business? none.