

Northwest Carbondale Neighborhood Association
Minutes of the Meeting of the Board of Directors
15 April 2013

Present: Lorie Allen, Adam Loos, Yo Presley, Jessica Bradshaw, Patti Diggle, Al Kuczynski

Absent: Brent Ritzel, Elizabeth Yewell

Guest: Yolanda Simon

1. Welcome and Introductions. Board members present introduced themselves to new NCNA member Yolanda Simon, who resides on Almond St.

3. Reports of Officers.

3.1. Secretary's report. Minutes of 13 March 2013. Yolanda Presley moved, second by Jessica Bradshaw, that the minutes be approved as read. Approved.

3.2 Treasurer's report. The organization currently has operating funds of \$245.42. Treasurer's report appended to these notes.

3.3. President's report. A. Loos requested data on rentals from the City. Mr. Kuczynski and Mr. Loos met with Chris Wallace and received a file similar to Google maps only with higher resolution. The maps with it apply layers and illustrate the rentals. One can click on each parcel to find its owner. Mr. Loos noted that there are a lot of land trusts in Carbondale. This is a device that appears to hide ownership, and makes it very easy to keep property taxes low, as its beneficiary is not public. More information will be done with both the maps

Mr. Loos attended the Planning Commission meeting where the zoning revisions were approved. He spoke there on the NCNA position on the Oakland St. Auto shop. He noted that the Planning Commission will soon start an email system for neighbors and neighborhoods so that anyone can sign up for to receive notice of public hearings. It was also noted that the City should also post public hearings to its web site.

4. Committee Reports. No committees met. Brent Ritzel emailed shortly before the meeting that the Safety and Security Committee will be April 24 at 6 p.m.

5. Correspondence. None received.

6. Unfinished Business. None.

7. New Business.

7.1 Address board vacancies and board membership. Mr. Loos noted that we need a resolution to the Robinson's board membership. Our by-laws do not permit two persons from the same household to be on the board, nor do they allow one spouse to substitute for another. It would be best if we could appoint either Rachel or Mark

to the Board. Mr. Kuczynski will talk with them and let us know which will be on the board.

It was the board's pleasure to congratulate Jessica Bradshaw on her recent election to the Carbondale City Council. However, it is with regret that this will be her last board meeting with NCNA. Several people were suggested to fill Jessica's vacant term.

Patti Diggle moved, second by Al Kuczynski, that Yolanda Simon be appointed to fill Ms. Bradshaw's remaining term. Approved.

7.2 Discussion of and vote on possible upcoming rezoning requests.

A. With recent city council action, it is clear that the Oakland Street Auto shop building will be rezoned. We felt that the NCNA position should be clear..

Yolan Presley moved, second by Patti Diggle that:

The Northwest Carbondale Neighborhood Association feels that if a special use permit is issued for the Oakland Street Auto shop that it be (1) for this operator only; (2) that the Auto Shop be routinely inspected to insure compliance with State of Illinois regulations for this type of business; and (3) that performance standards regarding environmental impacts on the neighborhood (i.e. protecting the neighbors from fumes, noise, etc.) be established and enforced.

Unanimously approved.

B. There is a rumor that there is a potential buyer for the part of the old high school including the Gym and Black's Martial Arts. The buyer may keep Black's open, keep the Gym open to the public, put in offices, and add apartments geared toward people who have relatives in the hospital for a long time (short term rental). This would require rezoning from what we think is now Professional/administrative to multiple use. The general consensus was that the Board would like to work with any potential developer regarding this property, but what was presented sounds favorable.

C. Bleyer Field. It was noted that although the High School Board sold Bleyer Field for just \$100,000 it is now for sale for \$1.2 million.

7.3. Goal setting for 2013.

Yolan Presley noted that the overall intent of any changes in zoning should follow the spirit of the City's Comprehensive Plan. Brent Ritzel noted via email that the Comprehensive Plan is a living document, and work within it can allow considerable progress. He also noted that there is some movement to turn the status of Pecan Street to that of an historic district.

Jessica Bradshaw noted that NCNA needs to increase membership. Yolán Presley noted that the “map rentals” project should also be on-going. Adam Loos noted that with membership there are three main areas: (1) retention—reach out to the list and talk to members; dues expire in September; (2) new members could be recruited by door to door talking with people; and, (3) approach businesses.

Patti Diggle noted that we should encourage SIH to join and cultivate our relationship with the hospital. It seems like a good idea to identify houses for employers to buy and refurbish and the new City rules may help this process. Al Kuczynski noted that a physician is developing homes for interns and may build to order. Two homes in the 600 block of Almond have been rehabbed for this purpose. More could be done like this which would enhance the neighborhood as well as help the hospital, since employees would be able to get there in case of emergencies in inclement weather, etc.

Jessica Bradshaw noted that we will get the committees up and going one at a time and Safety and Security will be meeting later this month.

These goals can be prioritized via email.

8. Announcements. The Board regrettably accepted Jessica Bradshaw’s resignation with hearty congratulations.

The next meeting will be Monday, 20 May at 6:00 p.m. at SIH.

Patti Diggle moved, second by Al Kuczynski that the meeting adjourn.

The meeting adjourned at 7.30 p.m.

Respectfully submitted,

Lorie Allen, Secretary

After the meeting adjourned, there was a suggestion that in the months the board meets at Key West, that the meeting night be changed to Wednesday. This would be in July, October, and December this year.