



### **CPAC Meeting Minutes for September 25, 2024, at 6:45 PM, Margate Park**

**1. Welcome and intros.** Attending: Michael (park supervisor); Ald. Clay via Zoom; Eleana, Jesse (46<sup>th</sup> W), Katharine, Melanie, Ryan, Connor, Sharon, Lara, Pat, William, Laurie, Adam via Zoom

**2. Update on Community Center Renovations.** Report on Sept. 16 meeting with Maria Stone (CPD), Tony (CPD), Michael, Katharine, Melanie. The project is delayed again, now until spring 2025. Project manager Stephen Grant advised Michael that he cannot communicate with CPAC.

**Action item:** Michael will send contact information for Linda Daly, CPD Deputy Director Capital Construction, to Eleana from Ald. Clay's staff. Ald. Clay will contact Daly to discuss details as to why there is a third delay and what plan is now. Original completion date was spring 2024.

### **3. Recap meeting with Maria Stone, CPD Community Relations Manager**

**a & b. Coordinating and communicating with community about plans, including CPD & CPAC websites, social media, new banner.** **Action item:** Maria will check with other CPD staff on coordinating messages to community and park patrons and updating CPD website and a link to CPAC website. She will determine process for creating new banner for front of community center with QR Code to info.

**c. & d. & e. "Punch list" items compiled, submitted, and discussed with original CPD project manager, Sarah White.** Plaza lighting plan. CPAC had asked for lighting that is effective for protecting people and dark sky. **Action item:** Maria will reach out to the CPD staff for lighting designer request. Lobby furniture: Pre-existing CPAC request for Bench, children's table/chairs by Children's Little Library. Adult table and chairs for gathering. **Action item:** Michael will confirm. CPAC request for flat-top boulders like at Ellis Park outside front entrance. **Action item:** Maria will follow-up with project manager/landscaping. CPD will not allow photos or art on walls of renovated building. Discussed examples of Ellis Park and Broadway Armory and that this request is not outside original scope of project and was extensively discussed at outset.

**4 a. & b. Social Media.** No luck finding Uplift high school students to be video interns for Facebook and Instagram. Re. building community interest, Ryan presented success of survey later in meeting (see agenda item 7). **Action item:** Continue search, Melanie will research past contacts at Christopher House Youth Leadership Program from the Uptown Coastal Initiative.

**5. a. & b. Montrose/Clarendon TIF Funds.** Per Jesse, of \$5.6 million balance showing on 2023 TIF report, most is committed, so the current TIF balance approximately \$750,000. Commitments may include reimbursement of JDL (developer of 811 Uptown) for \$4.6 million advanced to start Community Center renovation. **Action item:** Jesse will confirm existing commitments. Discussion: TIF district runs through 2034. History of how this TIF was formed

with the “but for” clause focused on Clarendon Park as the blighted area. Discussion on how TIF funds can be ported and connected for major community projects. Example: Wilson Yard TIF, set to expire Dec. 2025, with 2023 fund balance \$23 million, provided much of funding for Clarendon Park. Need to work to avoid porting away from Clarendon Park by planning potential TIF-funded projects to address specified blight and to offer community benefits (training, education, jobs, health & wellness, pedestrian/bike access & safety, etc.). Examples:

- Create a Clarendon Park Native Plants Gardens “Framework Plan” (CPD terminology) to bring landscape up to standard of renovated Center and benefit community & CPD.
- Develop a comprehensive public space plan to connect Uptown residents and out-of-area visitors to Clarendon Park, Lincoln Park, and Lakefront (ped, bike, transit) via Sunnyside Mall and the proposed Wilson Underline at Wilson/Sunnyside “L” station.
- Possible role for historic “Service Yard” to help connect Clarendon & Lincoln Parks and/or for skills training needed by CPD or an anaerobic digester as in Cincinnati.

**Action Items:** Form working committee. CPAC will share 2016 Wilson Underline Community Survey results (931 responses) with Ald. Clay’s staff. Discuss creating new Wilson Underline Survey from Ward office. Continue working with CPD on bioswale and current landscape plan.

**6 a. & b. & c & d. Clarendon Park Gardens.** FOTP \$1900 grant + \$300 donation to restore native-plant bioswale around south community garden. CPD horticulture staff headed by Kristin Brock met with Michael and Katharine in July. Greencorps will remove overgrown, invasive plants around south community garden in October 2024; natural areas contractor will revisit in spring 2025. No herbicides will be used. New native plant design plan is in works. Update on south community garden: Over 100 people on waiting list. Water may shut off soon. **Action items:** Confirm date for removal of invasive plants. Continue to work with CPD horticulture and natural resources staff to swap native for non-native plants in current landscape plan.

**7. Garfield-Clarendon Model Railroad Club.** No news to report.

**Ryan presented Clarendon Park Community Survey results.** 200+ responses. Discussion of programs based on community input and possibility of creating working groups. **Action item:** Ryan will create Clarendon Park CPAC email list from survey sign-up. Create first CPAC newsletter. Feedback on renovation date needed before sending.

**8. North DuSable Lake Shore Drive Project.** Project team’s recently presented “best alternative” has met with considerable opposition from task force, stakeholders, orgs, and government. **Action item:** Melanie will share CPAC’s feedback to Section 106 Historic Resources Process with Jesse.

**9. Park Programs, 10. Chicago Lakefront Coalition, 11. Open forum** deferred to next meeting.

**Next meeting: Wednesday, October 16, 2024, at 6:45 PM at Margate Park**