

**49TH WARD ZONING AND LAND USE ADVISORY COMMITTEE**  
**REGULAR MEETING MINUTES**  
**Tuesday, May 13, 2008 7:00 pm**

**Members Present**

X	Kevin O'Neil (Chair)		Wanda Jackson
	Rich Aronson		Michael James
X	Paul Bluestone		Kenneth Johnson
X	Rene Camargo		Charese Jordan
X	Denis Detzel	X	Andrew Kerr
X	David Fagus		Marty Max
X	John Fitzgerald	X	Richard Moran
X	Jim Ginderske		Rev. Marilyn Pagan
	Gustavo Giraldo	X	Jonathan Rivera
X	Dorothy Gregory	X	Jack Swenson
X	Betsy Vandercook (Non-Voting Staff)	X	Barbara Sepanik (Non-Voting Secretary)

**New Business**

REQUEST FOR RELIEF

**Address:** 6740 N. Sheridan

**Request:** Application for \$200,000 in Tax Increment Financing Assistance

**Applicant(s):** Anthony Fox, ADF Capital

**Representatives Present:** Anthony Fox

**Committee Recommendation:** The Committee recommended that the Alderman support the application.

**Decision of the Alderman:** The Alderman will take the Committee's recommendation **under advisement**, pending a community meeting on the proposal.

**Details of Discussion:** Anthony Fox, of ADF Capital, the owner of 6740 N. Sheridan, the building that is home to the Village North Theater and other businesses, is requesting \$200,000 in Tax Increment Financing Assistance from the Sheridan-Devon TIF to assist in the restoration of the largely terra cotta façade of the building. Mr. Fox purchased the building in October 2007. He intends a full renovation, including the remodeling of the theater interior and the 3000 square foot office space on the 2<sup>nd</sup> floor. The cost of replacing the second floor windows alone increases by \$60,000 if historically appropriate wood windows are used instead of vinyl windows. The requested \$200,000 would cover 80% of the façade work. The PACT Block Club sent a letter in support of Mr. Fox's request.

The committee entertained a motion to recommend that the Alderman support this application. The motion PASSED. There was further discussion regarding the historic designation of the building and questioning whether the TIF might have grant money available in the Business Improvement Fund that was to be established out of the TIF.

### **Special Presentation**

Committee member Andrew Kerr and other architects engaged in a group dubbed the Rogers Park Green Building Committee presented an overview of various Green Building standards, including LEED and the City of Chicago's Green Permit process. The Committee hopes to use this information to better inform their decisions on zoning requests and to consider forming local green standards just as they have done with affordable housing standards.

**Meeting adjourned.** Next scheduled meeting is Tuesday, June 10, 2008.