

**Observer:** Sue Calder

**Aldermen Present:** Kelly, chair; Wynne, Reid (remote – on vacation), Nieuwsma, Burns, Geracaris and Revelle.

**Staff Present:** Flax, Stowe, Ruggae, one from Planning or Zoning

**Start:** 6:00 pm

**End:** 6:45 pm

**Public Comment:**

All were remote and thought they had signed up for Council.

**For Introduction**

**P1.** Special use for an Apt./Hotel at 1555 Oak Ave. Recommended by the Land Use Commission. Mr. Halim had bought the building (formerly the King Home) in 2017 and planned to transition it to a senior residence with residential units as well as assisted living, but had to step back when the pandemic hit. The plan is to have an apt./residential apt. with 67 units all with kitchenettes, but will need a special use permit to install stoves. He needs an “operating agreement” which he doesn’t know what it is. It was explained to him that this is the first time under the revised ordinance and there isn’t as yet an outline of what an “operating agreement” would be. He has an agreement with Wyndham Hotels to help oversee and “run” the apartment building, which the CMs thought was reassuring. Wynne asked how many units would be for longer term use; he anticipates 20% but it could be 100%. She stated that the area is not zoned for a hotel. He also said 20% of the units would be for low-income and in his buildings throughout Chicago he has 30% low income units. There will be meeting rooms and a restaurant. The rate for a unit has yet to be set but perhaps in the \$200 range; he knows that some hotels in Evanston charge \$7000 prior to football games. Council Members were receptive but there are things that have to be put in place. He stated that he needs an approval in two weeks in order to move forward, but was told that wasn’t possible as there are too many items to work out. Motion to table until April 24 was approved unanimously by a roll call vote. No nays. Nieuwsma assured him that he would contact staff the next day to determine who needs to be involved and what needs to be done.

**P2.** Amend Code to add performance event venues as a special use in a B1 Business District. Wynne stated that Space would like to expand its footprint for entertainment. She has met with neighbors and they have no objection. Nieuwsma stated that zoning code is being revised and this concept would be reviewed. Passed on a roll call vote. No nays.

**P3.** Grant a special use permit to Space to pursue a major variation on Chicago Ave. Revelle asked about the noise ordinance (in effect at 11 pm on weekdays and 12 am on weekends) tho stated that the golf course is very aware and respects the neighbors when there is an event there. Wynne said this would only impact Space for outdoor seating and they would comply. Passed on a roll call vote. No nays.