

Planning & Zoning Commission
Meeting Minutes
Monday, April 12, 2021

The Planning and Zoning Commission of North Chicago met on Monday, April 12, at 6:06 p.m. via Zoom.

I. Call to order/attendance

Present: P. Carballido, G. Carr, A. Douglas, A. Jackson

Absent: R. Jones, H. Davis, G. Jackson.

Staff present V. Barrera, Economic & Community Development Director,
N. Warda, Senior Planner

II. Approval of meeting minutes February 22, 2021

Motion to approve meeting minutes by G. Carr, seconded by A. Douglas

Ayes: G. Carr, A. Douglas, P. Carballido, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

Approval of meeting minutes March 29, 2021

Motion to approve meeting minutes by A. Douglas, seconded by G. Carr

Ayes: G. Carr, A. Douglas, P. Carballido, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

Approval of meeting minutes March 31, 2021

Motion to approve meeting minutes by P. Carballido, seconded by A. Douglas

Ayes: G. Carr, A. Douglas, P. Carballido,

Nays:

Abstain: A. Jackson

Absent: H. Davis, R. Jones, G. Jackson

III. Old business

a. PZC-05-2021; Findings of Fact:

Zoning map amendment from M2 - General Industrial District to B2 - General Business District at 12616 W. Bonaparte (PIN 12-07-304-008)

Request: Approval of Zoning Map Amendment

Motion to approve the Finding of Fact for PZC 05-2021 by P. Carballido, seconded by A. Douglas

Ayes: P. Carballido, A. Douglas, G. Carr, A. Jackson

Nays:

Abstain:

b. PZC-06-2021; Findings of Fact:

Special use permit for gasoline service station at 12616 W. Bonaparte
(PIN 12-07-304-008)

Request: approval of findings of fact

Motion to approve the finding of fact for PZC 05-2021

Motion by: A. Douglas, seconded by G. Carr

Ayes: P. Carballido, A. Jackson, A. Douglas, G. Carr

Nays

Abstain

Absent: H. Davis, R. Jones, G. Jackson

IV. New Business:

A. PZC-07-2021; Public Hearing

Text amendment to the North Chicago Zoning Ordinance regarding the
Definition for Limited Commercial Residence

Request: Approval of Text Amendment

Motion to open public hearing by P. Carballido seconded by G. Carr

Ayes: P. Carballido, G. Carr, A. Douglas, H. Davis

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

Petitioner:

Stacy Wilcox (manager, connect homes LLC) 1508 Lincoln St, North Chicago IL 60064

Ms. Wilcox provided the project scope and nature of the requested text

amendment. Attached is Ms. Wilcox presentation.

Board questions:

G. Carr- asked MS. Wilcox is her address 1508 Lincoln St.

Ms. Wilcox stated she does live there with her husband.

Ms. Carr asked if she will be doing any renovating of her home or just 611 10th St.

Ms. Wilcox stated no she will not be renovating her personal home

Ms. Carr asked what does "LLC" stand for?

Ms. Wilcox stated it's a Limited Liability Corporation formed for their protection.

Ms. Carr asked if it was like a commercial contractor?

Ms. Wilcox stated connect homes LLC is a business entity between herself and her husband. They have renovated several single-family homes in North Chicago also renovated other homes for rent in the city and this is what they plan to do is renovate and rent the properties on 10th St.

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Staff recommendation: N. Warda stated the recommendation was to approve the text amendment as presented.

Motion to recommend approval of PZC 07-2021 text amendment to the North Chicago Zoning Ordinance regarding the definition for limited commercial residence.

Request: Approval of Text Amendment by P. Carballido seconded by A. Douglas

Ayes: P. Carballido, A. Douglas, A. Jackson

Nayes: G. Carr

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

Motion to close the public hearing 07-2021 by A. Douglas, seconded by G. Carr

Ayes: A. Douglas, G. Carr, A. Jackson, P. Carballido

Nayes:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

B. PZC-08-2021 Public Hearing

Special Use Permit at 613 10th Street for Limited Commercial Space Residence

Request: Approval of Special Use Permit

Motion to open Public Hearing by A. Douglas seconded by G. Carr

Ayes: A. Douglas, G. Carr, P. Carballido, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

Petitioner:

Stacy Wilcox (Manager, Connect Homes LLC) 1508 Lincoln St, North Chicago IL 60064

Ms. Wilcox stated the pin number for this property is (pin 08-33-106-025)

Ms. Wilcox stated they are looking to fully renovate the building with Limited Commercial Residence on the first floor Ms. Wilcox stated the unit will be approximately 900 sq. ft. And this will be a full remodel and brought into compliance with the current code and will have the proper handicap ramp in the back.

Board questions;

G. Carr asked if 611 and 613 are in the same building or side-by-side are they 2 different buildings.

Petitioner:

Stated they are 2 different buildings.

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A. Jackson asked you have a 3 bedroom 1 bath 900 sq. ft. fully remodeled is that just 1 apartment in the building or is it for each floor of that 1 particular parcel?

Petitioner:

Stated the building is 1900 sq. ft. and the units are 900 sq. ft. With the common area being the stairs, there will be a 3 bedroom 1 bath on the 1st floor, and a 3 bedroom and 1 bath on the 2nd floor.

Staff recommendation:

N. Warda recommended approval of PZC-08-2021 as presented.

Motion to approve PZC-08-2021 Special Use Permit at 613 10th street (PIN 08-33-106-026) for Limited Commercial Residence by A. Douglas, seconded by P. Carballido.

Ayes: A. Douglas, P. Carballido, G. Carr, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

Motion to close the public hearing 08-2021 by P. Carballido seconded by G. Carr

Ayes: P. Carballido, G. Carr, A. Douglas, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

C. PZC 09-2021 Public Hearing

Special Use Permit at 611 10th Street (PIN 08-33-106-026) for Limited Commercial Residence

Request: Approval of Special Use Permit

Motion to open Public Hearing PZC-09-2021 by A. Douglas, seconded P. Carballido.

Ayes: A. Douglas, P. Carballido, G. Carr, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

Petitioner Mark Boutin (Beacon Group) 4 Greenview Drive, Cape Elizabeth, Maine 04107. Mr. Boutin gave a synopsis of the project Mr. Boutin stated that he will be putting in 2 residences that are ADA accessible, 1 unit will have 4 bedrooms and 1 bathroom, the 2nd unit will have 2 bedrooms and 1 bathroom and the bottom floor will have a shared bathroom. Mr. Boutin stated that while he lives out of state Stacy Wilcox will be the project managing the project on his behalf.

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Board questions:

A. Jackson asked about the 3rd apartment

Mr. Boutin stated on the first floor there will be 2 units and on the 2nd floor will be another unit.

G. Carr asked in the units, would there be separate meters?

Petitioner Boutin stated yes each unit would be metered separately.

G. Carr asked who would pay the water bill?

Petitioner Boutin Project Manager Stacy Wilcox stated the building owner will be the paying the water bill.

Staff recommendation;

N. Warda recommended approval of PZC 09-2021 as presented.

Motion to approve PZC 09-2021 Special Use Permit at 611 10th Street (PIN 08-33-106-026) for Limited Commercial Residence by A. Douglas, seconded by P. Carballido.

Ayes: A. Douglas, P. Carballido, G. Carr, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

Motion to close public hearing PZC 09-2021 by P. Carballido, seconded by G. Carr.

Ayes: P. Carballido, G. Carr, A. Douglas, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

V. Questions and Comments – None

VI. Public commentary - None

VII. Adjournment

Motion to adjourn by G. Carr, seconded by A. Douglas.

Ayes: G. Carr, A. Douglas, P. Carballido, A. Jackson

Nays:

Abstain:

Absent: H. Davis, R. Jones, G. Jackson

The meeting adjourned at 7:14 p.m.