

Planning & Zoning Commission
Meeting Minutes
Monday, June 14, 2021

The Planning and Zoning Commission of North Chicago met on Monday, June 14, 2021, at 6:08 p.m. via Zoom.

I. Call to order/attendance

Present: P. Carballido, G. Carr, A. Douglas, A. Jackson, R. Jones, H. Davis, G. Jackson

Absent: none

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

II. Approval of meeting minutes May 24, 2021

Motion to approve meeting minutes as presented by R. Jones, second by G. Carr

Ayes: R. Jones, G. Carr, H. Davis, P. Carballido, G. Jackson

Nays: none

Abstain: A. Douglas

Absent: none

III. Old business

IV. New Business

a. PZC-11-2021; Public Hearing:

Variance to minimum lot area, minimum lot width, minimum parking spaces, and a minimum driveway width to allow a 3-unit residence at 1911 Sherman Avenue, North Chicago, Illinois 60064 (PIN 12-05-106-040).

Request: Approval of Variances (4)

Motion to open public hearing by, P. Carballido seconded by, R. Jones

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

Nayes: None

Abstain: None

Presentation of Return Receipts

V. Barrera confirms the return receipts were provided before the public hearing.

Swearing-In of Petitioner

Dr. Daisy Brooks, 1911 Sherman Ave., stated she came before the committee to ask for a variance for a 3-unit building at 1911 Sherman Ave. The variance consists of a previous use resource center used as a home for girls; however, they discontinued the program when the state ran out of money. Dr. Brooks stated that now she is renting the units to people in the area. She further noted the home consisted of a one-bedroom in the rear, on the 2nd floor rear, there is a three-bedroom, the front unit consists of a four-bedroom. She further stated that she pays all the utilities as well as taxes and insurance. She further noted that there is parking available for the three units and exits for the three units.

Staff Report

V. Barrera presented a summary of the Staff Report to the PZC members

Commission Questions/Comments for Petitioner: None

Public Comment and Response: None

Final Commission Questions/Comments: None

Staff Recommendation:

V. Barrera recommended approval of the requested variances.

Motion to Approve four variance requests accepting staff recommendations, by R. Jones, second by G. Jackson

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

Nays: none

Abstain: none

Absent: none

Motion to close the public hearing

Motion by: G. Jackson, seconded by, G. Carr

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

Nays: none

Abstain: none

Absent: none

V. Questions and Comments - None

VI. Public Commentary - None

VII. Adjournment

Motion to adjourn by G. Carr, R. Jones,
Ayes: G. Carr, R. Jones, G. Jackson, H. Davis, P.
Carballido, A. Douglas, A. Jackson

Nays: none

Abstain: none

Absent: none

The meeting adjourned at 6:41 p.m.