

PLANNING & ZONING COMMISSION
MEETING MINUTES
Monday, September 13, 2021

The North Chicago Planning & Zoning Commission met on Monday, September 13, 2021 at 6:05 PM via Zoom.

I. Call to Order/Attendance

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

Staff Present: N. Warda, Senior Planner

II. Approval of Meeting Minutes

- a. Meeting Minutes for August 9, 2021
Motion to approve Meeting Minutes for August 9, 2021
Motioned by: A. Douglass
Seconded by: R. Jones
Ayes: A. Douglass, R. Jones, A. Jackson
Nays: None
Abstain: G. Carr
Absent: H. Davis, G. Jackson P. Carballido

III. Old Business – None

IV. New Business

- a. PZC-13-2021; Public Hearing:
Petition for Variance to minimum lot width and lot area at
1525 Greenfield Avenue (PINs 08-32-416-023 and 08-32-416-027)
Request: Approval of Variance

Motion to open public hearing
Motioned by: G. Carr
Seconded by: A. Douglass
Ayes: R. Jones, A. Jackson, G. Carr, A. Douglass
Nays: None
Abstain: None
Absent: H. Davis, G. Jackson, P. Carballido,
P. Carballido arrived at 6:15 p.m.

Petitioner Presentation:
Elizabeth "Liz" Lita & Brian Lita
258 W. Treehouse Lane, Round Lake, IL 60073

Ms. Lita stated she has been working for 7 Months on this project.
Ms. Lita stated she currently owns other property in the City.
Ms. Lita stated she initially attempted to purchase 25 feet of the parking lot to the south that is not being utilized, so that she can be fully compliant with legally conforming the property. Ms. Lita further stated her son would also be working on the project where she serve as the General Contractor. She also stated she would be meeting the parking requirements. Ms. Lita stated she has been working on this project since February 2021.

Initial Board Questions:

A. Jackson, asked once the project is finish how will the entrances and exits be for the apartments?

Ms. Lita, stated the 4 bedroom unit that is on the front side of the building is a 2 story the main door will be downstairs, the back of the property will be completely reallocated.

A. Jackson, asked once the back is redone will there be an entrance upstairs?

Ms. Lita stated there would be an entrance to the 2nd floor 2 bedroom apartment.

A. Jackson, asked if the side doors lead to the basement.

Ms. Lita stated, No the basement access is on the rear of the property and to the north of the property.

A. Jackson, asked if there was an addition with the blue door on it?

Ms. Lita stated, no it is an enclosed area.

A. Jackson, asked about the utility configurations.

Ms. Lita stated she will put in 2 new furnaces in for the 4 bedroom and the 2 bedroom units upstairs, but the 1 bedroom will have electric heat.

Staff Recommendation:

N. Warda stated staff recommends a motion for approval of the non-conforming structural variance which will be reducing the minimal lot width from 100 feet to 75 feet for a 3 unit attached dwelling.

N. Warda also stated staff recommends a motion for approval for a nonconforming structural variance reducing the minimal lot area from 11,000 square feet to 9275 square feet for a 3 unit attached dwelling.

Motion to approve the petition for nonconforming structure variance to minimum lot width and lot area at 1525 Greenfield Avenue

Motioned by: G. Carr

Seconded by: R. Jones
Ayes: G. Carr, R. Jones, P. Carballido, A. Jackson, A. Douglass
Nays: None
Abstain: None
Absent: H. Davis, G. Jackson

Motion to close public hearing
Motioned by: P. Carballido
Seconded by: A. Douglass
Ayes: P. Carballido, A. Douglass, G. Carr, R. Jones, A. Jackson
Nays: None
Abstain: None
Absent: H. Davis, G. Jackson

V. Questions and Comments

R. Jones

Ms. Jones thanked the Commission for their thoughtfulness, kindness, and generosity during her time of need.

VI. Public Commentary

None

VII. Adjournment

Motion to adjourn
Motioned by: P. Carballido
Seconded by: G. Carr
Ayes: P. Carballido, A. Douglass, G. Carr, R. Jones, A. Jackson
Nays: None
Abstain: None
Absent: H. Davis, G. Jackson

Meeting adjourned at 6:41 PM