

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, MAY 23, 2022

The North Chicago Planning & Zoning Commission met on Monday, May 23, 2022 at 6:10 PM in the City Council Chambers at 1850 Lewis Avenue, North Chicago, IL 60064.

I. Call to Order/Attendance

Present: G. Carr, H. Davis, A. Jackson, A. Douglass

Absent: P. Carballido, R. Jones, G. Jackson

Staff Present: N. Warda, Senior Planner

II. Approval of Meeting Minutes

a. Meeting Minutes for March 28, 2022

N. Warda requested that the review and approval of the meeting minutes be held off until the subsequent PZC meeting.

III. Old Business – None

IV. New Business

a. PZC-02-2022; Public Hearing

Petition for Zoning Map Amendment from R3 to CW at 0 Wright Avenue (PINs 12-05-304-025, 12-05-304-026 and 12-05-304-027), also known as 2201 Martin Luther King Jr. Drive

Request: Approval of Zoning Map Amendment

Roll Call to open Public Hearing:

Present: G. Carr, H. Davis, A. Jackson, A. Douglass

Absent: P. Carballido, R. Jones, G. Jackson

Staff Summary:

N. Warda explains the previous uses at the subject property, as well as how the Petitioner plans to rezone the property to correct a longstanding zoning nonconformity.

Petitioner Presentation:

Santos Omar Andino, 2201 Martin Luther King Jr. Drive, about the need for parking for his auto repair business that he has brought to North Chicago from Waukegan.

PZC Questions/Comments:

Question: A. Jackson asks how long Mr. Andino was in Waukegan.

Answer: Mr. Andino replies 9 years, 8 months.

Question: A. Jackson asks where the parking will be.

Answer: Mr. Andino replies at the back of the shop.

N. Warda mentions that Mr. Andino now also owns and lives in the house adjacent to the business.

Question: A. Jackson asks about parking for the house.

Answer: Mr. Andino replies that parking for the house will be accessible from the front of the house.

N. Warda mentions that the parking for the house is the space in between the two buildings, while the parking for the business will be in the rear.

N. Warda further clarifies that the rezoning of the three parcels is from R3 to CW.

Public Comments:

Sherman Swopes, 215 Oak Lane Winthrop Harbor, IL, received a registered letter and was confused why some other people he knows did not get the letter.

N. Warda explained that the letter was only sent to those property owners within 250 feet of the subject property.

Mr. Swopes was confused which property was the subject property.

N. Warda explained that it is the subject property just south and west of MLK Jr. Drive and Wright Avenue.

Mr. Swopes expressed his concerns with the state of the business at 2100 MLK Jr. Drive, which is on the north side of MLK Jr. Drive.

Final PZC Questions/Comments:

None

Staff Recommendation:

N. Warda provides a staff recommendation of approval for the Petition for Variance to the design of the parking facilities and loading berths at 2550-

2600 Commonwealth Avenue (PIN 12-05-417-009), 0 Commonwealth Avenue (PIN 12-05-418-010), 2575 Commonwealth Avenue (PIN 12-05-417-005), and 2525 Greenfield Avenue (PIN 12-05-417-008), collectively referred to as 2600 Commonwealth Avenue.

Motion to approve the Petition for Variance as presented

Motioned by: G. Carr

Seconded by: A. Douglass

Ayes: G. Carr, H. Davis, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: P. Carballido, R. Jones, G. Jackson

Motion to close Public Hearing

Motioned by: H. Davis

Seconded by: G. Carr

Ayes: G. Carr, H. Davis, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: P. Carballido, R. Jones, G. Jackson

b. PZC-02-2022; Findings of Fact

Petition for Zoning Map Amendment from R3 to CW at 0 Wright Avenue (PINs 12-05-304-025, 12-05-304-026 and 12-05-304-027), also known as 2201 Martin Luther King Jr. Drive

Request: Approval of Findings of Fact

N. Warda presents the findings.

Motion to approve Findings of Fact as presented

Motioned by: A. Douglass

Seconded by: G. Carr

Ayes: G. Carr, H. Davis, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: P. Carballido, R. Jones, G. Jackson

c. PZC-03-2022; Public Hearing

Petition for Variance to landscape bufferyard, foundation and pavement requirements, as well as a Petition for Special Use Permit to lease the western half of the property for contractors shop/yard – landscaping, at 2946 23rd Street (PIN 12-06-407-022)

Roll Call to open Public Hearing:

Present: G. Carr, H. Davis, A. Jackson, A. Douglass

Absent: P. Carballido, R. Jones, G. Jackson

N. Warda explains that the Petitioner and the City agreed to hold off on this case, until we can mutually work through some kinks.

Bruce Horigan, 36 Park Drive, Glenview, IL, has his business at 2946 23rd Street and 2302 Meadow Lane.

Motion to continue

Motioned by: G. Carr

Seconded by: H. Davis

Ayes: G. Carr, H. Davis, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: P. Carballido, R. Jones, G. Jackson

V. Questions and Comments

None

VI. Public Commentary

None

VII. Adjournment

Motion to adjourn

Motioned by: H. Davis

Seconded by: G. Carr

Ayes: G. Carr, H. Davis, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: P. Carballido, R. Jones, G. Jackson

N. Warda states that, for the record, G. Jackson did inform City staff that she would not be able to make the meeting.

Meeting adjourned at 6:42 PM