

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, JULY 25, 2022

The North Chicago Planning & Zoning Commission met on Monday, July 25, 2022 at 6:15 PM via Zoom.

I. Call to Order/Attendance

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

Staff Present: N. Warda, Senior Planner

II. Approval of Meeting Minutes – None

(Meeting Minutes for June 13, 2022 and June 27, 2022 were not yet drafted)

III. Old Business

a. PZC-03-2022; Public Hearing: (continued)

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)

A. Jackson asks if City staff was able to meet with the City attorneys to go over the relief discussed at the previous meeting.

N. Warda explains that City staff was unable to meet with the City attorneys, but they were able to meet with the City's Chief of Staff. A suggestion was made to allow the PZC to simply make a recommendation without legal input, and then wait for the City attorneys to review the matter once the item goes to City Council, as the Aldermen may have different questions and concerns. Another option is for the PZC not to make a recommendation and close the public hearing, as the item still would proceed to City Council to complete the process.

Staff Recommendation:

N. Warda reiterates that given the ongoing concern of being precedence setting, the recommendation is to (still) deny the original petitions.

Public Comments:

None

Final PZC Questions/Comments:

A. Jackson believes this would not be precedence setting, based on the context, and supports the approval via the Special Use Permit.

R. Jones asks for clarification on what Staff believes would be the precedence, and whether there is a timeline on the Special Use Permit.

N. Warda explains that the potential precedence is that the City would be permitting vehicular storage on a property without a paved surface, as well as no landscape buffers on the south side and west side of the property. If this matter was to be governed via a Special Use Permit, typically there are no time contingencies, but they can be written as such, if desired. Krugel Cobbles is brought up as an example for both a time contingency as well as an action that triggers the need for site improvements. Geater Backhoe was also brought up as an example of where providing a similar waiver may not make sense given the site's location on Martin Luther King Jr. Drive, providing greater visibility to the public.

R. Jones mentions that N. Warda and City staff have been cleaning up zoning issues for numerous years, and references an example at the house of now Alderman Bobby Allen.

N. Warda clarifies the garage and driveway scenario involving Bobby Allen in the past.

Motion to approve Petition for Special Use Permit, including temporary variances (waivers) to the south and west bufferyard requirements as well as paving on the west half of the property, all to be governed via the Special Use Permit.

Motioned by: A. Jackson

Seconded by: P. Carballido

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, H. Davis, G. Jackson

Motion to close Public Hearing

Motioned by: A. Jackson

Seconded by: A. Douglass

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, H. Davis, G. Jackson

IV. New Business

a. PZC-04-2022; Public Hearing:

Petition for Zoning Map Amendment from B1 – Neighborhood Business District to R3 – Single Family Residence District at 701 Audrey Nixon Boulevard (PIN 08-33-304-017)

Roll Call to open Public Hearing:

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

Petitioner Presentation:

Willy Pope (on behalf of L.G. Sterling Powers)
820 97th Place
Pleasant Prairie, WI 53158

Willy Pope explains that this was a commercial property owned by the Foss Park District and the individual who purchased it did so in order to convert it to residential.

PZC Questions/Comments:

Question: R. Jones asks what kind of residential.

Answer: Mr. Pope explains that it will be a homeowner occupied single family home.

Question: A. Jackson asks if Mr. Pope will be the general contractor.

Answer: Mr. Pope explains that he is only representing the owner for the public hearing, but that the owner will be hiring a general contractor. He further explains that the Foss Park District has already gutted the building to an open floor plan, and an architect will be hired to draw up the new floorplan.

Question: A. Jackson asks if this project is just in the infancy stage.

Answer: Mr. Pope confirms that is correct.

N. Warda explains that Ms. Powers picked up the property “as-is” from the Foss Park District before getting zoning approval to avoid having to go back to their board to renegotiate the terms of the purchase contract, and knowing that City staff was in support of her endeavor.

Staff Recommendation:

N. Warda states that the staff recommendation is to approve the petition as presented, and provides the context of zoning in the surrounding area.

Public Comments:

None

Final PZC Questions/Comments:

None

Motion to approve the Petition for Zoning Map Amendment as presented

Motioned by: P. Carballido

Seconded by: R. Jones

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, H. Davis, G. Jackson

Motion to close Public Hearing

Motioned by: P. Carballido

Seconded by: A. Douglass

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, H. Davis, G. Jackson

b. PZC-04-2022; Findings of Fact:

Petition for Zoning Map Amendment from B1 – Neighborhood Business District to R3 – Single Family Residence District at 701 Audrey Nixon Boulevard (PIN 08-33-304-017)

Motion to approve the Findings of Fact

Motioned by: P. Carballido

Seconded by: R. Jones

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, H. Davis, G. Jackson

V. Questions and Comments – None

VI. Public Commentary – None

VII. Adjournment

Motion to close Public Meeting

Motioned by: P. Carballido

Seconded by: A. Douglass

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, H. Davis, G. Jackson

Meeting adjourned at 6:55 PM