

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, OCTOBER 10, 2022

The North Chicago Planning & Zoning Commission met on Monday, October 10, 2022 at 6:09 PM via Zoom.

I. Call to Order/Attendance

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

Staff Present: Nimrod Warda, Senior Planner

II. Approval of Meeting Minutes

- a. Meeting Minutes for the below dates were deferred to future meeting.
 - i. June 13, 2022
 - ii. June 27, 2022
 - iii. July 25, 2022
 - iv. August 22, 2022

III. Old Business - None

IV. New Business

- a. PZC-04-2022; Public Hearing:
Petition for Special Use Permit for Planned Unit Development at 1714, 1720 and 1724 Green Bay Road (PINs 08-31-400-013, 08-31-400-014 and 08-31-400-012)
Request: Approval of Special Use Permit

Roll Call to open Public Hearing:

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

Petitioner Presentation:

Michael Edgar (architect of record for the project)
13 N. Genesee Street
Waukegan, IL 60085

Mr. Edgar explains that he is representing Midwest Veterans Closet (Impacting Veterans Lives, Inc.), who is assembling parcels to expand their existing facility on Green Bay Road. The desire is to do a Planned Unit Development in order to accommodate for a number of variances to

the site, while keeping the underlying zoning. The two existing houses will stay and be used for veterans housing. The proposed landscaping was designed in accordance with what City staff felt is appropriate. The four new proposed single story buildings will be used for clothing as well as items currently in their store, a commercial kitchen, training, and barn-like storage for community gardening. As part of the project there is the request for the vacation of the unimproved right-of-way on the west side of the property. A small section of the north side of the property will also be sold off to the adjacent property owner to the north, to account for existing parking that is encroaching. Adequate detention and proper grading information has also already been presented and reviewed by the City engineer to ensure no impacts to neighboring properties.

N. Warda also explains that there are two proposed curb cuts, and Mr. Edgar explains that a third existing curb cut to the house on the south side of the property will be reduced in width based on comments from IDOT.

PZC Questions/Comments:

Question: H. Davis
Can you use the existing driveways?

Answer: Mr. Edgar
No, as site access is determined by IDOT.

N. Warda explains that any time there is a change in use, IDOT typically will reassess the situation, based on the intensity of the use.

Question: A. Jackson
What is the turnaround time for development?

Answer: Mr. Edgar
As quickly as practical, based on collecting information from the trades that will be involved.

A. Jackson explains that he doesn't want to hold up the project.

Mr. Edgar mentions much of the wait is based on preliminary engineering and plan reviews with third parties.

N. Warda explains that SAFEBuilt is the new plan review company that the City uses after changing from the previous vendor, B&F.

Mary Carmody
2323 Green Bay Road
North Chicago, IL 60064

Kari Price
2323 Green Bay Road
North Chicago, IL 60064

Ms. Carmody provides a brief history of Midwest Veterans Closet, covering a span of approximately 9 years, starting in June of 2014. She also explains the services provided to veterans and other local residents.

Ms. Price, whom is a staff member, states that she likewise supports the current endeavor, as she believes it is needed.

Ms. Carmody further explains that the owner of the property they current rent died of a heart attack recently, and the family members are now looking to sell the property. She also states that the veterans tell her they may be homeless without assistance from Midwest Veterans Closet, because that is where they get a lot of their clothing, children's clothing, food, houseware and furniture.

Question: R. Jones
Are you building a new structure?

Answer: Ms. Carmody
Yes, hopefully four new structures.

A. Jackson asks N. Warda to show the existing buildings present on the site for point of reference.

Ms. Carmody states they will also be removing all to the old debris remaining on the property (from the prior use of the site).

Staff Report:

N. Warda first explains that Midwest Veterans Closet has done even more outside of their existing site, getting a new sidewalk and Pace bus shelter. N. Warda goes on to explain how City staff has thoroughly reviewed all the documentation submitted to by the applicant for this proposed project.

Public Comments:

None

Final PZC Questions/Comments:

None

Staff Recommendation:

Recommendation to approve the Special Use Permit for Planned Unit Development.

Motion to approve the Special Use Permit for Planned Unit Development

Motioned by: A. Jackson

Seconded by: H. Davis

Ayes: H. Davis, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, P. Carballido, G. Jackson

Motion to close public hearing

Motioned by: H. Davis

Seconded by: A. Douglass

Ayes: H. Davis, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, P. Carballido, G. Jackson

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

Petition for Special Use Permit for Planned Unit Development at 1714, 1720 and 1724 Green Bay Road (PINs 08-31-400-013, 08-31-400-014 and 08-31-400-012)

Request: Approval of Findings of Fact

Motion to approve Findings of Fact

Motioned by: H. Davis

Seconded by: A. Douglass

Ayes: H. Davis, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, P. Carballido, G. Jackson

V. Questions and Comments – None

VI. Public Commentary – None

VII. Adjournment

Motion to adjourn

Motioned by: R. Jones

Seconded by: H. Davis

Ayes: H. Davis, R. Jones, A. Jackson, A. Douglass

Nays: None

Abstain: None

Absent: G. Carr, P. Carballido, G. Jackson

Meeting adjourned at 6:41 PM