

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, FEBRUARY 13, 2023

The North Chicago Planning & Zoning Commission met on Monday, February 13, 2023 at 6:08 PM in the City Council Chambers.

I. Call to Order/Attendance

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

Staff Present: Victor M. Barrera, Economic & Community Development Director

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
 - v. October 10, 2022
 - vi. January 9, 2022

III. Old Business – None

IV. New Business

- a. PZC-02-2023; Public Hearing:
Petition for zoning map amendment from B2 General Business District to R3 Single Family Residence District at 730 Broadway Avenue
Request: Approval of Zoning Map Amendment

Motion to open public hearing

Motioned by: P. Carballido

Seconded by: A. Douglass

Ayes: P. Carballido, A. Douglass, G. Jackson, A. Jackson

Nays: None

Abstain: None

Absent: R. Jones, G. Carr

Petitioner Presentation:

Victor M. Barrera, Economic & Community Development Director, City of North Chicago, 1850 Lewis Avenue

The subject property is approximately 6,250 sq. ft., with adjacent parcels to the north and south zoned R3 - Single Family Residence District, to the west R5 – General Residential District, and to the east B2 – General Business District. The City would like to rezone the property to allow for the construction of a new single-family house. This property was previously used for residential purposes, but the home was demolished in 2012. The City's Comprehensive Plan, adopted in July 2016, recommends a future land use for this property: Single-Family Residential. These areas contain parcels that primarily accommodate detached single-family homes and attached dwellings of up to four units, such as townhomes. Certain parcels within this district can accommodate multi-family housing types containing six or fewer units, neighborhood parks, religious institutions, and neighborhood retail uses.

V. Barrera stated there was a neighbor he spoke with before the meeting to explain the petition (i.e. Zoning Map Amendment). V. Barrera explained to the owner the City's desire to have a single family home built on the lot.

PZC Questions/Comments:

A. Jackson asked if a party was interested in the parcel.

V. Barrera shared that there was a non-profit that was interested in acquiring the property via the City's public interest method. V. Barrera explained that the neighbor was interested in acquiring the parcel to build a pool for their family. The neighbors provided V. Barrera with their contact information if the City could not dispose of the property via the Public Interest Method.

Public Comments: None

Final PZC Questions/Comments: None

Staff Recommendation:

Recommendation to approve the requested Zoning Map Amendment

Motion to approve the Zoning Map Amendment

Motioned by: J. Jackson

Seconded by: P. Carballido

Ayes: J. Jackson, P. Carballido, A. Douglass, A. Jackson

Nays: None

Abstain: None

Absent: R. Jones, G. Carr

Motion to close public hearing

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

b. PZC-02-2023; Findings of Fact:

Petition for Zoning Map Amendment from B2 – General Business District to R3 Single-Family District at 730 Broadway
Request: Approval of Findings of Fact

Motion to approve the Findings of Fact for PZC-02-2023
Motioned by: G. Jackson
Seconded by: P. Carballido
Ayes: J. Jackson, P. Carballido, A. Douglass, A. Jackson
Nays: None
Abstain: None
Absent: R. Jones, G. Carr

c. PZC-03-2023; Public Hearing:

Petition for text amendment to the North Chicago Zoning Ordinance regarding a variety of parking regulations
Request: Approval of Text Amendments

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

Petitioner Presentation:

Victor M. Barrera, Economic & Community Development Director, City of North Chicago, 1850 Lewis Avenue

Building upon the many previous periodic amendments introduced by City Staff, we seek to address questions, concerns, and conflicts found within the current Zoning Ordinance. Additionally, we are looking to implement better and more efficient practices related to our parking regulations to be more business and resident-friendly while saving staff time.

These updates will help provide more appropriate guidance on several regulatory matters within our Zoning Ordinance.

Initial Board Questions: None

Question or Comment: None

Public Comments: None

Final Board Questions: None

Staff Recommendation:

Recommendation to approve the requested Text Amendments

Motion to approve the Text Amendments

Motioned by: A. Douglass

Seconded by: P. Carballido

Ayes: A. Douglass, P. Carballido, G. Jackson A. Jackson

Nays: None

Abstain: None

Absent: R. Jones, G. Carr

d. PZC-03-2023; Findings of Fact:

Petition for text amendments to the North Chicago Zoning Ordinance regarding a variety of parking regulations

Request: Approval of Findings of Fact

Motion to approve the Findings of Fact for PZC-03-2023

Motioned by: P. Carballido

Seconded by: A. Douglass

Ayes: P. Carballido, A. Douglass, G. Jackson, A. Jackson

Nays: None

Abstain: None

Absent: R. Jones, G. Carr

V. Questions and Comments

V. Barrera provided a Comprehensive Plan Update. He stated that earlier that day there had been a kick-off meeting with The Lakota Group. The Steering Committee provided the consult feedback on assets, challenges, etc. V. Barrera stated he would provide the PZC updates as they become available.

A. Douglass asked about the renovation's progress at 701 Audrey Nixon Blvd. V. Barrera stated City Council approved the Zoning Map Amendment, but he did not know the status of the renovation and would provide an update at the next meeting.

VI. Public Commentary – None

VII. Adjournment

Motion to adjourn

Motioned by: P. Carballido

Seconded by: A. Douglass

Ayes: P. Carballido, A. Douglass, G. Jackson, A. Jackson

Nays: None

Abstain: None

Absent: R. Jones, G. Carr

Meeting adjourned at 6:43 PM