

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

The North Chicago Planning & Zoning Commission met on Monday, March 13, 2023 at 6:01 PM in the City Council Chambers.

I. Call to Order/Attendance

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

Absent: G. Carr, G. Jackson

Staff Present: Nimrod Warda, Senior Planner

II. Approval of Meeting Minutes

*G. Jackson arrives at 6:02 PM

- a. Meeting Minutes for June 13, 2022
Motion to approve Meeting Minutes
Motioned by: P. Carballido
Seconded by: A. Douglass
Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass
Nays: None
Abstain: G. Jackson
Absent: G. Carr
- b. Meeting Minutes for June 27, 2022
Motion to approve Meeting Minutes
Motioned by: P. Carballido
Seconded by: A. Douglass
Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass
Nays: None
Abstain: G. Jackson
Absent: G. Carr
- c. Meeting Minutes for July 25, 2022
Motion to approve Meeting Minutes
Motioned by: R. Jones
Seconded by: P. Carballido
Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass
Nays: None
Abstain: G. Jackson
Absent: G. Carr
- d. Meeting Minutes for August 22, 2022
Motion to approve Meeting Minutes
Motioned by: A. Jackson

Seconded by: P. Carballido

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

Nays: None

Abstain: A. Douglass

Absent: G. Carr

e. Meeting Minutes for October 10, 2022

Motion to approve Meeting Minutes

Motioned by: R. Jones

Seconded by: A. Douglass

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

Nays: None

Abstain: G. Jackson

Absent: G. Carr

f. Meeting Minutes for January 9, 2023

Motion to approve Meeting Minutes

Motioned by: A. Douglass

Seconded by: R. Jones

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

Nays: None

Abstain: G. Jackson

Absent: G. Carr

g. Meeting Minutes for February 13, 2023

Motion to approve Meeting Minutes

Motioned by: A. Jackson

Seconded by: G. Jackson

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

Nays: None

Abstain: R. Jones

Absent: G. Carr

III. Old Business – None

IV. New Business

a. PZC-04-2023; Public Hearing:

Petition for special use permit for a daycare center at 1114 Audrey Nixon Boulevard
(PIN 08-33-122-023)

Request: Approval of special use permit

Motion to open public hearing

Motioned by: R. Jones

Seconded by: P. Carballido

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

Nays: None

Abstain: None

Absent: G. Carr

Petitioner Presentation:

Yamisha Hodge
2110 Wright Avenue

Currently operates a home based daycare and is now looking to expand into a day care center.

A. Jackson asks if the petitioner can elaborate on the new structure of the business, such as: how many kids, what kind of traffic?

Yamisha Hodge (Yamisha's Learning Center) is seeking to use an existing building at 1114 Audrey Nixon Boulevard for the purposes of teaching children from 2 to 5 years of age. The hours of operation would be from 5:30 AM to 5:30 PM. She is currently working with DCFS to attain the license. The objective is to have kids come during slots of time, and not necessarily for the entire day. The emphasis is being a learning center. Ms. Hodge further explains that there will be a new fence going up and renovations for new bathroom accommodations. Also, the total number of kids will be 25-30.

PZC Questions/Comments:

A. Jackson asks what the DCFS thing is about.

Yamisha Hodge explains that she must be licensed by both the City and the State.

A. Jackson asks if DCFS be funding some of the kids.

Yamisha Hodge explains that DCFS will come in and do inspections for anyone taking care of more than three kids.

A. Jackson asks how long Ms. Hodge has been licensed and how many kids currently.

Yamisha Hodge states that she has been licensed for one year, but prior to that time she was operating a daycare with three or fewer children. She now watches eight kids.

A. Jackson asks about how the parking will become bigger.

Yamisha Hodge explains the areas which are grass can be expanded into as needed.

Nimrod Warda explains that the parking lot orientation is to change where headlights would be facing the road and the building.

A. Jackson asks if there will be Spanish speaking staff.

Yamisha Hodge explains she already takes care of kids from Spanish speaking households, as well as special needs kids.

A. Jackson asks if Ms. Hodge helps families with financial assistance.

Yamisha Hodge explains that she does provide guidance on where to find assistance.

A. Jackson asks if Ms. Hodge knows the capacity of the new building.

Yamisha Hodge explains that will be determined by the City's Fire Marshal.

Nimrod Warda explains that will be based on the final design of the building after bathroom renovations.

A. Jackson asks whether Ms. Hodge will be taking kids from 6 months up, as indicated on the application.

Yamisha Hodge explains that her business model has since changed to focus on the old age bracket previously mentioned.

G. Jackson asks for clarification on the word "infanting".

Yamisha Hodge and Nimrod Warda explain that there seems to be confusion regarding the terms "infant" and "in fencing". There will be no infants, but there will be fencing.

G. Jackson asks about the number of staff members required per child by DCFS.

Yamisha Hodge explains that it is determined by the age of the children and the number of staff. She provides an example that she can currently take care of eight kids herself at the home based facility, and can expand to 12 when she brings on an assistant. In the future there will likely be 3 to 4 classrooms, each with a teacher and an assistant, for different age groups. Ms. Hodge will be the director.

A. Jackson asks whether the staff will be writing lesson plans or will the curriculum come from DCFS.

Yamisha Hodge states that they will write their own lesson plans.

Staff Report:

Nimrod Warda explains the context in which the applicant's mother previously came forth with a similar concept a few years prior, but that the plan did not move forward at that time. Yamisha Hodge is now looking to do a more refined version of the aforementioned daycare center concept. The site plan has not changed, and the City has no issues with the design. The last use of the property was a barber shop, but we see the proposed use as an asset for the community.

Public Comments:

Ashley Cutrer
1037 Glenn Drive, North Chicago, IL 60064

Sister of Yamisha, and supportive of the proposed use.
Aware of Yamisha having a long history of taking care of kids.

Idonia Hodge
1410 20th Street, North Chicago, IL 60064
Cousin of Yamisha, and supportive of the proposed use.
Aware of Yamisha getting her degree online and working with kids for year.
She will be one of the assistants at the new facility.

G. Jackson – You are of the assistants? What is your name again?
Yes, Idonia Hodge.

Kwan Hodge
1410 20th Street
Cousin of Yamisha, and supportive of the proposed use.
She has been teaching us our whole lives.

Final PZC Questions/Comments: None

Staff Recommendation:

G. Jackson (comment) – Thank you for stepping up for your family. If more families participated in businesses they would be more successful.

Recommendation to approve the requested Special Use Permit

Motion to approve the Special Use Permit
Moted by: P. Carballido
Seconded by: G. Jackson
Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass, G. Jackson
Nays: None
Abstain: None
Absent: G. Carr

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

- b. PZC-04-2023; Findings of Fact:
Petition for special use permit for a daycare center at 1114 Audrey Nixon Boulevard
(PIN 08-33-122-023)
Request: Approval of Findings of Fact

N. Warda explains that all the criteria for the finding of fact have been met, and the City did not receive any protest of the petition before or at the public hearing.

Motion to approve the Findings of Fact for PZC-04-2023

Motioned by: R. Jones

Seconded by: A. Jackson

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

Nays: None

Abstain: None

Absent: G. Carr

V. Questions and Comments

N. Warda – The next PZC meeting in two weeks' time for a development next to Starbucks on Green Bay Road.

N. Warda – Very appreciative of the PZC's help in expeditiously reviewing the previous meeting minutes.

VI. Public Commentary – None

VII. Adjournment

Motion to adjourn

Motioned by: P. Carballido

Seconded by: A. Douglass

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

Nays: None

Abstain: None

Absent: G. Carr

Meeting adjourned at 6:45 PM