

PLANNING & ZONING COMMISSION

MEETING MINUTES
MONDAY, SEPTEMBER 11, 2023

The North Chicago Planning & Zoning Commission met on Monday, September 11, 2023, at 6:22 P.M. at 1850 Lewis Avenue in Council Chambers.

I. Call to Order/Attendance

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

Absent: H. Davis, G. Carr, and A. Douglass

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

II. Approval of Meeting Minutes

a. Meeting Minutes for March 13, 2023

Motion to approve Meeting Minutes for March 13, 2023

Motioned by: P. Carballido

Seconded by: R. Jones

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

Nays:

Abstain:

Absent: H. Davis, G. Carr, and A. Douglass

b. Meeting Minutes for March 27, 2023

Motion to approve Meeting Minutes for March 27, 2023

Motioned by: P. Carballido

Seconded by: R. Jones

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

Nays:

Abstain:

Absent: H. Davis, G. Carr, and A. Douglass

c. Meeting Minutes for May 22, 2023

Motion to approve Meeting Minutes for May 22, 2023

Motioned by: G. Jackson

Seconded by: R. Jones

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

Nays:

Abstain:

Absent: H. Davis, G. Carr, and A. Douglass

III. Old Business – None

IV. New Business

- a. PZC-07-2023; Public Hearing:
Special Use Permit – 2300 Martin Luther King Jr. Dr.
Request: Approval of Special Use Permit

Motion to open public hearing

Motioned by: P. Carballido

Seconded by: R. Jones

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

Nays:

Abstain:

Absent: H. Davis, G. Carr, and A. Douglass

Petitioner Presentation:

Kenneth Smith, Royal Reflections

Initial Board Questions:

R. Jones requested clarification on the location of the proposed banquet facility. She asked if it consisted of one big building or several small buildings. It was clarified it was one large building with several units of different sizes. It was explained the banquet facility would be on the east side of the building. She stated parking had to be considered. Mr. Smith stated he had an agreement with Hanks Cleaners (across the street).

R. Jones asked how many people the unit hold. It was stated the maximum occupancy of the unit is 150 people.

Mr. Smith stated people will bring their own food. He will be providing the linens and decorations. Mr. Smith's photo studio is next door.

PZC members stated the signed parking agreement was not included in the packet. V. Barrera stated the signed parking agreement would be included as an exhibit to the approved ordinance.

Public Comments:

Final Board Questions:

Staff Recommendation:

Staff recommend approval of a Special Use Permit allowing a banquet facility to operate at 2300 Martin Luther King Jr. Dr.

Motion to approve a Special Use Permit for Royal Reflections at 2300 Martin Luther King Jr. Drive

MOTION PASSED

Motion to approve the findings of fact for a Special Use Permit for Royal Reflections at 2300 Martin Luther King Jr. Drive.

MOTION PASSED

Motion to close the public hearing

Motioned by: P. Carballido

Seconded by: R. Jones

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

Nays:

Abstain:

Absent: H. Davis, G. Carr, and A. Douglass

V. Questions and Comments

VI. Public Commentary

VII. Adjournment

Motion to adjourn

Motioned by: P. Carballido

Seconded by: R. Jones

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

Nays:

Abstain:

Absent: H. Davis, G. Carr, and A. Douglass

Meeting adjourned at 7:25 P.M.