

PLANNING & ZONING COMMISSION
MONDAY, JANUARY 13, 2020

The Planning & Zoning Commission of North Chicago met in a regular meeting Monday, January 13, 2020, at 6:04 p.m. in the Neal Math & Science Academy Gymnasium at 1905 Argonne Drive, North Chicago, IL, 60064.

I. Call To Order/Attendance

Roll Call:

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

II. Approval of Minutes PZC Meeting, December 9, 2019

P. Carballido arrives at 6:05 p.m.

Motion to approve meeting minutes by H. Davis, seconded by G. Carr

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

III. Old Business – None

IV. New Business

Preliminaries by Chairman (reverse order)

Public Hearing for PZC-01-2020; Petition for Zoning Map Amendment and
Petition for Variance at 1905 Argonne Drive
Request: Approval of Zoning Map Amendment and Variance

Motion to Open Public Hearing (reverse order)

Motion by P. Carballido, seconded by A. Douglass

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

G. Jackson arrives at 6:09 p.m.

Presentation of Return Receipts

Nimrod Warda, Senior Planner, City of North Chicago

Confirms that the return receipts verifying proper notification were provide
to City staff prior the meeting.

Swearing-In of Petitioner (they also started to present evidence)
Dora King, Independent Authority Chairperson, School District 187
2040 Sherman Avenue, North Chicago, IL (home address)
Provided a summary of her involvement with the redevelopment of Neal Math & Science Academy, and its impact on the student of North Chicago. She also compared the proposed facility with facilities in areas west of North Chicago, and explained how design input was provided by students.

John Price, Superintendent, School District 187
5938 N Kilbourn Avenue, Chicago, IL (home address)
2000 Lewis Avenue, North Chicago, IL (work address)
He quoted Mayor Rockingham in saying, “As the school goes, so goes the City.” He went on to speak about how the design of the school was planned from the inside out, and specifically to connect the school and students with the community. The design has fewer hallways, but rather multiple stacked family-like areas. He thanked AbbVie for their donation to make this project possible.

Staff Report

Nimrod Warda, Senior Planner, City of North Chicago
Presented a summary of the Staff Report to the PZC members and public.

Initial Commission Questions/Comments for Staff

None

Presentation of Evidence

David Fienberg, Lead Developer, IFF
1939 N Damen Avenue, Chicago, IL (home address)
333 S Wabash Avenue #2800, Chicago, IL (work address)
IFF is a community development financial institution. Thanked all involved in the planning up to this point over the last 9 months. He has a professional background in urban planning and education. IFF believes in equitable community development, elevating community voice, and building upon and preserving community assets. They also want to ensure this is tied into broader community visions. He explained how a 6th grade student’s input and voice helped steer the direction of a design meeting that was held during the initial planning process.

Juan Moreno, President, JGMA
2917 N Richmond Street, Chicago, IL (home address)
223 W Ohio Street, Chicago, IL (work address)

Dan Spore, Senior Project Manager, JGMA
1830 Ridge Avenue, Evanston, IL (home address)

Juan Moreno explained the vision behind the design. A school unlike any other school in the nation. It has been the community, students and staff that inspired the ideas. They began the process by talking and getting to understand what is North Chicago, and its history. Pride was a big focus. It was stated that this project is more than a school, as it is part of the life blood of the City. They believe this is part of the “civic downtown”, because of its proximity to the high school and everything else that surrounds it. It was important to make sure everyone is seen, and celebrate all that is good in North Chicago. The building design was intentionally created that each of the 5 stories allow for visual connection to the surrounding community. Also, the hope is that this building can be a beacon for the community. The use of the outdoor area was also important to the design. The building will allow for access from both sides to welcome people, as well as provide security. The plaza in front of the building will also allow for positive interaction and energy. Elements of math and science were used in the geometric form of the exterior of the building. The design was meant to be seen, and hopefully memorable to those that pass by.

Nimrod Warda further explained that the variances being sought are with respect to the height of the building, from 50 to 68 feet and from 3 to 5 stories, as well as not having a fence between the off-street parking area and the adjacent public right-of-way. A landscaped berm will be used in lieu of the fence, and this will help screen vehicular headlights from shining into neighboring properties.

Initial Commission Questions/Comments for Petitioner

A. Jackson states that there may not be many questions as much of the details were already proved for in the packet. He subsequently asks for clarification that this will be a completely new construction, except for the gymnasium.

This was confirmed collectively by the applicant team and City staff.

A. Jackson also stated his thanks to the applicant team on behalf of the PZC. He went on to say that his kids are too old to go to Neal, but that their time at Neal did prepare them for their current studies at Christo Rey High School.

H. Davis asked if there will be a larger staffing need.

John Price responds by first mentioning that the architects for Neal also designed Christo Rey. He then goes on to state that there will not be a need for addition staffing beyond the current levels, and the new design will even allow for more flexibility to address the needs of the students.

H. Davis went on to clarify that he was more so concerned how that may relate to parking and access.

John Price responds that the new layout would add parking spaces compared to the existing.

Nimrod Warda also helped clarify that City staff initially had a similar concern, but that the design was updated to address said concerns. It was also mentioned that the applicant went above and beyond by even adding handicapped parking near the athletic field.

Juan Moreno went on to explain that there was quite a bit of discussion regarding queuing, and that by the building going vertical the site was able to be designed to move traffic off of the City streets and onto the site itself.

Public Comment and Response

Rodney Warden, Independent Authority Chairperson, School District 187
18839 W Wooddale Trail, Lake Villa, IL

His career was in facilities and construction. Worked with Navy and currently with Lake County. He is in supportive of the project and amazed by the collaboration.

Wayne Williams, Principle, Neal Math & Science Academy
4234 S Saint Lawrence Avenue, Chicago, IL (home address)
1905 Argonne Drive, North Chicago, IL (work address)

A project like this will help them realize the varied approaches to education. Excited about a project that will allow them to fulfil elements in their strategic plan.

Shree Tribble
2409B Arrington Way, North Chicago, IL

Very excited about the new school, as both an educator and North Chicago resident. This is what our kids deserve. It will help with the culture and climate. She believes it will help the kids be more academically successful.

Randal Riley
1810 Greenfield Avenue, North Chicago, IL

As a parent and stakeholder in the community he is in favor of and excited for project. He believes that schools are a big part of what makes people want to move into a community, and that this is a start to have people come back to and rebuild North Chicago.

Leon Rockingham, Jr., Mayor, City of North Chicago
1905 Natoma Avenue, North Chicago, IL

He confirmed that what Mr. King stated earlier was true, and that he too graduated from Neal, but before it was called a Math & Science Academy. We are thankful to AbbVie for providing this opportunity in our community. A new building alone does not change a community, but by having this new facility it can help change the culture, demeanor and outlook of the children. He reiterates, "So goes your school, so goes your community." This project will help move North Chicago forward by attracting new families, and encourage home ownership. He is in support of the amendment.

Final Commission Questions/Comments

P. Carballido comments that the proposed building reminds her of the National Museum of African American History and Culture, and she recommends other to visit that facility. She believed it is absolutely amazing and beautiful. It is exciting to see new construction, and this compliments what others like Matthew Homes and Mosaic House Ministry are doing elsewhere in the community.

Staff Recommendation

Nimrod Warda, Senior Planner, City of North Chicago
Presented three staff recommendations:

1. Motion to recommend approval of a zoning map amendment from R3 to PL (Municipal).
2. Motion to recommend approval of variance on the maximum building height from 50 ft. to 68 ft., and from 3 stories to 5 stories.
3. Motion to recommend approval of variance to not require a fence between any off-street parking area or vehicular use area and any adjacent public right-of-way.

Motion on the Petition(s)

Motion to recommend approval of a zoning map amendment from R3 to PL (Municipal), recommend approval of variance on the maximum building height from 50 ft. to 68 ft. and from 3 stories to 5 stories, and recommend approval of variance to not require a fence between any off-street parking area or vehicular use area and any adjacent public right-of-way by H. Davis, seconded by G. Jackson

Ayes: P. Carballido, H. Davis, G. Carr, G. Jackson, A. Douglass, A. Jackson

Nays:

Absent: R. Jones

Motion to Close or Suspend Public Hearing

Motioned to close PZC-01-2020 by P. Carballido, seconded G. Carr

Ayes: P. Carballido, H. Davis, G. Carr, G. Jackson, A. Douglass, A. Jackson

Nays:

Absent: R. Jones

V. Questions and Comments – None

VI. Public Commentary – None

VII. Adjournment

Motion to adjourn G. Jackson, seconded by G. Carr

Ayes: P. Carballido, H. Davis, G. Carr, G. Jackson, A. Douglass, A. Jackson

Nays:

Absent: R. Jones

Meeting adjourned at 6:59 p.m.

PLANNING & ZONING COMMISSION
MONDAY, JANUARY 27, 2020 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, January 27, 2020 at 6:05 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call to Order/Attendance

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

P. Carballido arrives at 6:09 pm

II. Approval of Minutes PZC Meeting, January 13, 2020

Motion to approve meeting minutes as presented, motioned by G. Carr, seconded by G. Jackson

Ayes: G. Carr, G. Jackson, P. Carballido, A. Douglas, A. Jackson,
Abstain: R. Jones
Nayes:
Absent: H. Davis

III. Old Business – None

IV. New Business

PZC-01-2020 – Findings of Fact for Zoning Map Amendment, Single Family Residential to PL Public Land (Municipal)
Request: Approval of Findings of Fact

Motion to approve PZC-01-2020 Findings of Fact for Zoning Map Amendment, Single Family Residential to PL Public Land (Municipal) as presented by G. Jackson, seconded by G. Carr

Ayes: G. Jackson, G. Carr, P. Carballido, A. Douglas, A. Jackson
Abstain: R. Jones
Nayes:
Absent: H. Davis,

PZC-01-2020 – Findings of Fact for Variance on the maximum building height from 50 feet to 68 feet and from 3 stories to 5 stories, as well as a variance to not require a fence between any off-street parking area or vehicular use area and any adjacent public right-of-way.

Request: Approval of Findings of Fact (2)

Motion to approve PZC-01-2020 Findings of Fact for for Variance on the maximum building height from 50 feet to 68 feet and from 3 stories to 5 stories, as well as a variance to not require a fence between any off-street parking area or vehicular use area and any adjacent public right-of-way as presented by G. Jackson, seconded by A. Douglas

Ayes: G. Jackson, A. Douglas, R. Jones, P. Carballido, G. Carr, A. Jackson
Nayes:
Absent: H. Davis

Planning & Zoning Commission Training

City Attorney, David Silverman, reviewed the Public Hearing Primer for Cannabis Dispensary Businesses Special Use Permit Applicants with the PZC (Exhibit A).

R. Jones leaves at 7:12 pm.

V. Questions and Comments – None

VI. Public Commentary – None

VII. Adjournment

Motion by P. Carballido, seconded by A. Douglas

Ayes: P. Carballido, A. Douglas, G. Carr, G. Jackson, A. Jackson
Nayes:
Absent: H. Davis

Meeting adjourned at 7:35 p.m.

PLANNING & ZONING COMMISSION
MONDAY, JUNE 8, 2020 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, June 8, 2020 at 6:05 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL. and via Zoom.

I. Call to Order/Attendance

Present: A. Douglas, R. Jones (via Zoom), G. Jackson, G. Carr, A. Jackson, H. Davis (via Zoom), P Carballido (via Zoom)

Absent:

Staff Present: Victor M. Barrera, Director of Economic & Community Development & Nimrod Warda, Senior Planner

II. Approval of Minutes PZC Meeting, January 27, 2020

Motion to approve meeting minutes as presented, motioned by G. Jackson, seconded by G. Carr

Ayes: G. Carr, G. Jackson, P. Carballido, A. Douglas, A. Jackson, R. Jones, H. Davis

Abstain:

Nayes:

Absent:

III. Old Business – None

IV. New Business

- A. PZC-03-2020 – Public Hearing to discuss a zoning map amendment at 2323 Green Bay Road (PIN 12-05-307-049 and 12-05-307-050) from B2 - General Business and R3 Single Family to CW Commercial and Wholesale Findings of Fact for Zoning Map Amendment, Single Family Residential

Motion to open the public hearing for PZC-03-2020 to discuss a zoning map amendment at 2323 Green Bay Road (PIN 12-05-307-049 and 12-05-307-050) from B2 - General Business and R3 Single Family to CW Commercial and Wholesale Findings of Fact for Zoning Map Amendment, Single Family Residential by G. Jackson, seconded by G. Carr

Ayes: G. Jackson, G. Carr, P. Carballido, A. Douglas, A. Jackson, R. Jones, H. Davis

Abstain:

Nayes:

Absent:

Valerie Hurson, Manager of Omega LLC, explained the property is being offered for sale. She would like to rezone the property to fix the inconsistent zoning on both properties. There is one tenant in the property, Veterans Closet. There is additional space that is available for rent. The property is divided into two parcels, one parcel is zoned B2 and the other R3. Ms. Hurson stated she would like to rezone both parcels to CW which is consistent with the zoning designation of nearby properties.

The zoning of the property would also allow additional uses that are not permitted in the B2 General Business zoning designation.

V. Barrera recommended approval of the petitioner's rezoning requests.

Motion to recommend approval of a map amendment to the City's Zoning Map for 2300 Green Bay Road from B2 General Business to CW Commercial & Warehouse by H. Davis, seconded by P. Carballido

Ayes: G. Jackson, A. Douglas, R. Jones, P. Carballido, G. Carr, A. Jackson, H. Davis

Abstain:

Nayes:

Absent:

Motion to recommend approval of a map amendment to the City's Zoning Map for 2300 Green Bay Road from R3 Single Family Residential to CW Commercial & Warehouse by G. Jackson, seconded by A. Douglas

Ayes: G. Jackson, A. Douglas, R. Jones, P. Carballido, G. Carr, A. Jackson, H. Davis

Abstain:

Nayes:

Absent:

Motion to close the public hearing for PZC-03-2020, a zoning map amendment at 2323 Green Bay Road (PIN 12-05-307-049 and 12-05-307-050) from B2 - General Business and R3 Single Family Residential to CW Commercial and Wholesale Findings of Fact for Zoning Map Amendment, Single Family Residential by G. Carr, seconded by A. Douglas

Ayes: G. Jackson, G. Carr, P. Carballido, A. Douglas, A. Jackson, R. Jones, H. Davis

Abstain:

Nayes:

Absent:

- B. PZC-04-2020 Public Hearing to discuss a zoning text amendment concerning Cannabis Establishments, and a map amendment proposing the establishment of a Cannabis Manufacturing Overlay District. The overlay district would allow the construction, operation, maintenance, repair, and replacement of Cannabis Manufacturing Businesses

Motion to open the public hearing for PZC-04-2020 to discuss a zoning text amendment concerning Cannabis Establishments, and a map amendment proposing the establishment of a Cannabis Manufacturing Overlay District. The overlay district would allow the construction, operation, maintenance, repair, and replacement of Cannabis Manufacturing Businesses by G. Carr, seconded by G. Jackson

Ayes: G. Jackson, G. Carr, P. Carballido, A. Douglas, A. Jackson, R. Jones, H. Davis

Abstain:

Nayes:

Absent:

V. Barrera stated there were additional changes to the ordinance provided in the commission's packet. Staff requested the commission consider continuing the public hearing to June 22nd, to provide the commission and public ample time to review the changes to the proposed ordinance.

- C. PZC-05-2020 Public Hearing to discuss a Special Use Permit at 2100 Martin Luther King Jr. Drive (PIN 12-05-124-027) for tire and battery sales and service.

Motion to open the public hearing for PZC-05-2020 to discuss a Special Use Permit at 2100 Martin Luther King Jr. Drive (PIN 12-05-124-027) for tire and battery sales and service by G. Jackson, seconded by G. Carr

N. Warda stated the property owner decided to withdraw the requested Special Use Permit application because the prospective tenant was no longer interested in the proceeding with his business plans at the subject property. The Notice of Public Hearing was published in the News Sun. Because the application was withdrawn, the owner did not send the notice to adjacent properties owners and resident, and the public hearing sign was not posted on the property.

Motion to close the public hearing for PZC-05-2020, a Special Use Permit at 2100 Martin Luther King Jr. Drive (PIN 12-05-124-027) for tire and battery sales and service by A. Douglas, seconded by G. Jackson

V. Questions and Comments

P. Carballido, H. Davis, and R. Jones requested the next PZX packet to be emailed to them. A. Jackson requested both, a paper and an electronic packet.

VI. Public Commentary – None

VII. Adjournment

Motion by A. Douglas, seconded by G. Carr

Ayes: P. Carballido, A. Douglas, G. Carr, G. Jackson, A. Jackson, R. Jones, H. Davis

Nays:

Absent:

Meeting adjourned at 6:43 p.m.

PLANNING & ZONING COMMISSION
MONDAY, JUNE 22, 2020 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, June 22, 2020 at 6:23 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL. and via Zoom.

I. Call to Order/Attendance

Present: A. Douglas, R. Jones (via Zoom), G. Jackson, G. Carr, A. Jackson, P Carballido (via Zoom)

Absent: H. Davis

Staff Present: Victor M. Barrera, Director of Economic & Community Development & Nimrod Warda, Senior Planner
City Attorney, David Silverman

II. Approval of Minutes PZC Meeting, June 8, 2020

Motion to approve meeting minutes as presented, motioned by G. Jackson, seconded by P. Carballido

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

Abstain:

Nayes:

Absent: H. Davis

III. Old Business

- A. PZC-04-2020 Public Hearing to discuss a zoning text amendment concerning Cannabis Establishments, and a map amendment proposing the establishment of a Cannabis Manufacturing Overlay District. The overlay district would allow the construction, operation, maintenance, repair, and replacement of Cannabis Manufacturing Businesses.

City Attorney, David Silverman, provided an explanation of the proposed map and text amendment. Mr. Silverman stated other opportunities have presented themselves to the City that involve manufacturing of recreational marijuana products., recognizing this opportunity would include significant revenue benefits. This would expand what we have previously approved map and text amendment to permit dispensaries. The text amendment would create an overlay districts specific to cannabis manufacturing businesses. and create provisions in the Zoning Ordinance to regulations these type of establishments. These businesses will only be allowed in the City as a Special Use Permit.

Motion to recommend approval of a text amendment to the City's Zoning Ordinance allowing a cannabis craft growers, infuser organizations, and transporting organizations and cannabis manufacturing as an overlay district as a special use permit according to strict regulations by G. Carr, seconded by A. Douglas

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

Abstain:

Nayes:

Absent: H. Davis

Motion to recommend approval of a map amendment to the City's Zoning Map, establishing a Cannabis Manufacturing Overlay District by G. Jackson, seconded by G. Carr

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

Abstain:

Nayes:

Absent: H. Davis

Motion to close the public PZC-04-2020 Public Hearing to discuss a zoning text amendment concerning Cannabis Establishments, and a map amendment proposing the establishment of a Cannabis Manufacturing Overlay District. The overlay district would allow the construction, operation, maintenance, repair, and replacement of Cannabis Manufacturing Businesses by A. Douglas, seconded by G. Carr

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

Abstain:

Nayes:

Absent: H. Davis

IV. New Business

- A. PZC-03-2020 approval of Findings of Fact, Zoning Map Amendment for 2323 Green Bay Road (PIN 12-05-307-049 and 12-05-307-050) from B2 General Business to CW Commercial and Wholesale with correction, property address 2300 to 2323 Green Bay Road by R. Jones, seconded by G. Jackson

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

Abstain:

Nayes:

Absent: H. Davis

PZC-03-2020 approval of Findings of Fact, Zoning Map Amendment for 2323 Green Bay Road (PIN 12-05-307-049 and 12-05-307-050) from R3 Single Family Residential to CW Commercial and Wholesale with correction, property address 2300 to 2323 Green Bay Road by G. Jackson, seconded by A. Douglas

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

Abstain:

Nayes:

Absent: H. Davis

- B. PZC-06-2020 Public Hearing to discuss a Special Use Permit at 2250 Greenfield Lane (PIN12-05-414-011) for a kennel, dog training facility, and caretaker's residence. Motion to open the public hearing by G. Carr, seconded by P. Carballido

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

Abstain:

Nayes:

Absent: H. Davis, G Carr

Leslie Rogers of 3704 11th Street, Winthrop Harbor, IL 60096, stated she is looking to open a dog boarding and training facility. Ms. Rogers stated everything will be contained inside to manage the noise and smell. The intent is for people to drive up to the facility without hearing or smelling the dogs. She intends to bring the outdoors inside. Ms. Rogers doesn't like the idea of dogs being locked in cages. The idea is to make each dog kennel feel like they are inside of a home. Dogs can stay for weeks. She be having a program for the military where they can keep their dog for awhile when the owner is stationed elsewhere. The kennel rooms will have skylights, so the dogs have natural sunlight all year long. The dogs will use the washroom on artificial turf, which will have drainage. The facility will be cleaned twice a day, every day. Ms. Rogers also intends to have seminars and classes. They intend bringin live trees inside the property

Don Cedarburg, owner of the property stated he admires Ms. Roger's passion. He was very impressed with her abilities. The original intent of the building was for rental purposes. Leslie brought her vision forward and was inspired by her vision. He would like to help her in making the business successful.

Benjamin Easley has been a client a year. Her training and ability are amazing. He has seen her train and change dogs.

Nikki Easley, 4618 Rose Court, Winthrop Harbor, IL 60096, written comment (Exhibit A).

Gwen Shepard, 8590 Stoneridge Ct., Brown Deer, Wisconsin 53223- I am a retired ranger, who currently has a service dog, a Doberman Pincher. Leslie has trained him for the last two years. What she has done for him and me is phenomenal. Her work ethics has changed my life. She is not only looking at the dogs, but she is also looking at the person behind them. I have recommended her to a lot of other veterans.

Sherry Lemon, 11400 N.E. Sand Hill Loop- Leslie has trained my dogs for 6 years. She is honest, level headed, and a hardworker. Her training facility will be a great asset to the City.

Faith Wooldridge, 123 Balsam Circle, Jackson Missouri, for military families, this is a great idea. It is hard when we are trying to get our housing situated, and most hotels do not accept dogs. Knowing we can leave our pets with her is a huge help and good for us.

Rick Larsen 10607 W. Eastwood Rd. Beach Park, IL 60087 I've known Leslie for almost three years. She is an inspiration. She will be an absolute asset to the community.

PZC Questions

G. Carr - What will be the name of the kennel?

L. Rogers - The name of the kennel will be The Educated Canine Training and Development University. The shortened name will be The Educated Canine.

G. Carr - How long have you been doing this?

L. Rogers - 21 years

G. Carr leaves at 7:57 pm.

G. Jackson - Do you plan on training the VA dogs?

L. Rogers - Yes. We will also have employment opportunities for them.

G. Jackson - What kind of technique do you use on the dogs?

L. Rogers - Our technique is the balanced training method.

G. Jackson - Where did you train dogs before?

L. Rogers - In the City of Winthrop Harbor, in the field, my home, house calls, and around the United States.

R. Jones - I do admire and appreciate Ms. Roger's passion. How did you find this location?

L. Rogers - I found this location through a client of mine who has business with Mr. Cedarburg.

R. Jones - I disagree with your comment of coming onto 41 and MLK and it not being appealing. Why would this kennel make it more appealing?

L. Rogers - I've asked clients to drive by and give an opinion of the area, and all clients stated they were afraid to leave their dogs. Due to my training, skillset, and relationship with them, they felt more comfortable leaving their dogs with me. Curb appeal will help, and I can help business owners around me by putting them in connection with my contacts and helping them receive the same discounts as me.

P. Carballido - What made your clients feel uncomfortable when driving the area?

L. Rogers - The graffiti, broken glass on the street, broken windows when driving in, and the overall sense of desolation.

P. Carballido - Where was the graffiti?

L. Rogers - I can't answer specifics, but if you simply drive down Green Bay Rd. as you head west from MLK you can see the graffiti. We also had graffiti in my immediate area, and there is a significant amount of graffiti in that area.

A. Jackson- I took the opportunity to drive by and spoke to some of the neighbors in the area. I talked to Tony from Made Right Woodshop. He gave glowing reviews. The way the structure is set up, it appears to be three buildings. There's an auto business, an office, and then the end space. Are all of those 2250 Greenfield?

L. Rogers - It has four spaces, and, they are all part of 2250 Greenfield. They are listed as units A, B, C, and D. Space D is part of phase one.

A. Jackson - If everything is approved within the next month, what will be the timing of when you will start bringing in clients?

L. Rogers- August 1st.

G. Jackson- What are the sizes of the dogs?

L. Rogers - We take all dogs from 2lbs to 200lbs, we accept all sizes and temperaments.

G. Jackson - Does your caretaker help you now?

L. Rogers - No, we don't have anyone currently set for that role. We will need to vet that role thoroughly.

G. Jackson - Are you going to handpick your caretaker?

L. Rogers - Yes, we will handpick the caretaker. I already certain individuals that I will be asking to see if they are interested. If none of them have an interest, we will proceed from there.

G. Jackson- How many caretakers will you have?

L. Rogers- We will have one individual.

G. Jackson- Will you be there during the day and the caretaker at night?

L. Rogers- The caretaker will live on-site and be there 24/7. We will have cameras as well. During business hours, we will not need observation because we will have employees on the premises.

G. Jackson - So you will have employees also?

L. Rogers- Absolutely. I will also offer employment to veterans.

G. Jackson - How many employees will you have?

L. Rogers - We will begin with 6.

G. Jackson - Will you be hiring from the community?

L. Rogers - Absolutely.

G. Jackson - How much will an average size dog cost?

L. Rogers - Boarding will be \$30.00 a night, \$690.00 per week for boarding and training.

A. Jackson - Will you be doing and breeding or buying and selling?

L. Rogers - Yes. You can come to me and request the type of dog that you want and need. That will require me to purchase or produce the dog or sometimes import it, which we are licensed for.

Staff report

N. Warda, Senior Planner. stated that they are looking at the phased plan. The approach is something staff feels this is something that they can do. He recommended that every time a new phase is started that they go in front of City Council. Staff recommends approval of the proposed use with the condition that each subsequent phase come forward in front of City council.

Motion to recommend approval of a Special Use Permit for 2250 Greenfield Lane (PIN 12-05-414-011) to allow a kennel, dog training facility, and caretaker's residence by P Carballido, seconded by A. Douglas

Ayes: A. Douglas, R. Jones, P. Carballido, A. Jackson, H. Davis

Abstain: G. Jackson

Nayes:

Absent: H. Davis, G. Carr

PZC-06-2020 Public Hearing to discuss a Special Use Permit at 2250 Greenfield Lane (PIN12-05-414-011) for a kennel, dog training facility, and caretaker's residence.
Motion to close the public hearing by P. Carballido, seconded by A. Douglas

Ayes: G. Jackson, P. Carballido, A. Douglas, A. Jackson, R. Jones,
Abstain:
Nayes:
Absent: H. Davis, G. Carr

V. Questions and Comments

City Attorney, David Silverman discussed changes to the Illinois law that are going to affect the City's operations. People will no longer be able to participate via Zoom. Since March we have been operating under a bunch of different executive orders that the Governor and Mayor Rockingham have adopted. We have been allowing people to participate via Zoom. Those orders have expired, and the order to hold meeting like tonight has expired. The General Assembly made changes to the meetings. Unless the Mayor has declared a State of emergency and has declared the meeting in person is impractical because of the Emergency, you will have to meet in person. There is a provision that does allow you to participate remotely due to work, illness, or a family emergency. The rules for that require that there is a physical quorum at the meeting. In the event there is a State of Emergency, one person still has to show up and administer the meeting. The person must be a member of the Planning and Zoning Commission or the Chief Administrative Officer of the public administrative body. The Planning and Zoning Commission will have to declare Victor as the Chief Administrative Officer. These changes will also be brought up to City council.

VI. Public Commentary

VII. Adjournment

Motion by A. Douglas, seconded by P. Carballido

Ayes: P. Carballido, A. Douglas, G. Jackson, A. Jackson, R. Jones,
Nayes:
Absent: H. Davis, G. Carr

Meeting adjourned at 8:23 p.m.

PLANNING & ZONING COMMISSION
MONDAY, JULY 13, 2020, MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, July 13, 2020, at 6:02 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL. And via Zoom.

I. Call to Order/Attendance

Present: A. Douglas, R. Jones (via Zoom), G. Jackson, G. Carr, A. Jackson, P Carballido
Absent: H. Davis

Staff Present: Victor M. Barrera, Director of Economic & Community Development & Nimrod Warda, Senior Planner (via Zoom)

II. Approval of Minutes PZC Meeting, June 22, 2020

Motion to approve meeting minutes with the correction, motioned by G. Carr, seconded by A. Douglas

Ayes: G. Carr, G. Jackson, P. Carballido, A. Douglas, A. Jackson, R. Jones,
Abstain:
Nayes:
Absent: H. Davis

III. Old Business- None

IV. New Business

A. PZC-04-2020 Approval of Findings of Fact, Zoning Map Amendment for Cannabis Manufacturing Overlay District. Motion to approve by G. Carr, seconded by A. Douglas

Ayes: G. Jackson, G. Carr, P. Carballido, A. Douglas, A. Jackson, R. Jones,
Abstain:
Nayes:
Absent: H. Davis

PZC-04-2020 Approval of Findings of Fact, Text Amendment to Zoning Ordinance, establishing a Cannabis Manufacturing Overlay District to allow the construction, operation, maintenance, repair, and replacement of a Cannabis Manufacturing Businesses. Motion to approve by G. Carr, seconded by A. Douglas

Ayes: G. Jackson, G. Carr, P. Carballido, A. Douglas, A. Jackson, R. Jones,
Abstain:
Nayes:
Absent: H. Davis

B. PZC-06-2020 Approval of Findings of Facts, Special Use Permit at 2250 Greenfield Lane (PIN12-05-414-011) for a kennel, dog training facility, and caretaker's residence, subject to each phased buildout/ expansion being reviewed and approved by City Council. Motion to approve by G. Carr, seconded by P. Carballido

Ayes: G. Jackson, P. Carballido, A. Douglas, A. Jackson, R. Jones, G. Carr
Abstain:
Nayes:
Absent: H. Davis

C. Property Status at 2250 Greenfield Lane- On June 25, 2020, Nimrod Warda, Senior Planner and Michael Scholle, Fire Marshal visited the property to seek an update on the auto repair shop. While preparing to leave the site the, Fire Marshal Scholle heard dogs barking. Both Nimrod Warda and Fire Marshal Scholle went to investigate further. Upon being provided entry by an employee (or associate) of the property owner, City Staff identified 10-15 dogs, including at least one puppy illegally housed within one section of the building that is not covered by the existing sprinkler system. Upon Nimrod Warda notifying the property owner (Don Cederberg) and future operator (Leslie Rogers), the North Chicago Police Department were called to the site, including the Animal Warden.

D. PCZ-07-2020 Petition for Zoning Map Amendment at 2100 Martin Luther King Jr. Drive (PIN 12-05-124-027), North Chicago, Illinois 60064 to change from B2 - General Business District to CW - Commercial and Wholesale District. Motion to open public hearing by P. Carballido, seconded by A. Douglas

Ayes: G. Jackson, P. Carballido, A. Douglas, A. Jackson, R. Jones,
Abstain:
Nayes: G. Carr
Absent: H. Davis

Nimrod Warda, Senior Planner- The City has been working with the applicant on a zoning map amendment to re-zone this property. The owners sent out the public notification and Nimrod Warda posted this item in the newspaper. Due to the need for a correction in the posted agenda, we would like to open the meeting to preserve the public notifications that were mailed out and continue the meeting to July 27, 2020.

V. Questions and Comments- None

VI. Public Commentary

Leslie Rogers of 3704 11th Street Winthrop Harbor, IL 60096- I apologize for the dogs being on site. It was an oversight on my end. The dogs remained safe and were only there overnight. They stayed in a secure room, and the pictures will show the dogs were safe and taken care of.

Damian Leski, Animal Warden for the City of North Chicago, 24521 W. Lake Avenue, Round Lake, IL 60073- I was dispatched to the property. All dogs were safe and secure. My only concern was the fire sprinkler System. The next day, the dogs were gone.

VII. Adjournment

Motion by G. Carr, seconded by A. Douglas

Ayes: P. Carballido, A. Douglas, G. Jackson, A. Jackson, R. Jones,
Nays:
Absent: H. Davis

Meeting adjourned at 6:45 p.m.

PLANNING & ZONING COMMISSION
MONDAY, JULY 27, 2020 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, July 27, 2020 at 6:03 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL. And via Zoom.

I. Call to Order/Attendance

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

Staff Present: Victor M. Barrera, Director of Economic & Community Development & Nimrod Warda, Senior Planner (via zoom)

II. Approval of Minutes PZC Meeting, July 13, 2020

Motion to approve meeting minutes as presented, motioned by R. Jones, seconded by G. Carr

Ayes: G. Carr, G. Jackson, P. Carballido, A. Douglas, A. Jackson, R. Jones, H. Davis

Abstain:

Nayes:

Absent:

III. Old Business

Arnold Isakhanian of 1635 Haig Point Lane, Vernon Hills, IL 60061, stated he is the registered agent for ARTM Management Company. They took over the property at 2100 Martin Luther King Jr. Drive back at the end of 2017. ARTM Management Company has done improvements to the building such as installed overhead doors, paved the parking lot, and some interior work. The building was occupied in December of 2017 as a car wash. Unfortunately it was not successful. They recently secured an operator for tire and battery services. We have secured a five year lease, but ended up discovering tire and battery sales is not a permitted use. Because of the Zoning issue and COVID, the tenant decided it was best to look at other locations. They moved to a temporary location in Waukegan and are on a month- to-month lease. If the rezoning is approved, ARTM Management would like to re-secure the tenant to the property.

PZC Questions

A. Jackson- Can you be a bit more specific on what the tire and battery business will entail?

A. Isakhanian- Mr. Isakhanian stated they are the management company that manages the business. They are not going to be operating the business.

A. Jackson- Can you tell me about the business they operate in Waukegan?

A. Isakhanian- They operate a Tire and Battery business in Waukegan. They ended moving to the Waukegan location and we are hopeful to get them back, but at this time there is no guarantee. Regardless if we get them back or not, we have interviewed several other possible tenants with similar uses.

R. Jones- What other type of automotive operations will you be looking for?

A. Isakhanian- There are a variety of automotive accessories that we have spoken to such as stereo and alarms shops, parts sales, vehicle starts, etc.

R. Jones- Will there be any type of auto car repair?

A. Isakhanian- There will not be a body shop. There may be limited mechanical operations, but we would have to install a triple basin for oil and drainage.

A. Jackson- Do you have any other businesses in North Chicago?

A. Isakhanian- We manage locations in Waukegan, Vernon Hills, Barrington, and Lincolnshire.

Staff report

N. Warda, Senior Planner stated a carwash is not permitted in a B2 district. It is only permitted as an accessory use to a principal use. They would need another use to justify the car wash operator. They would have to sell small car parts such as wiper blades, etc. to justify the use of a car wash at this location. This site has dual access which helps with getting in and out of this site. You can access the property off of Dickey and MLK. The proposed tire shop will store all tires indoors with the exception of used tires for disposal which will be kept in a trailer. Staff recommends approval.

A. PZC-07-2020 Continuation of Public Hearing to discuss a zoning map amendment at 2100 Martin Luther King Jr. Drive (PIN 12-05-124-027) from B2- General Business to CW- Commercial and Wholesale. Motion to recommend approval of Zoning Map Amendment by G. Carr, seconded by P. Carballido

Ayes: G. Jackson, A. Douglas, R. Jones, P. Carballido, G. Carr, A. Jackson, H. Davis

Abstain:

Nayes:

Absent:

IV. New Business- None

V. Questions and Comments- None

VI. Public Commentary- None

VII. Adjournment

Motion by P. Carballido, seconded by G. Jackson

Ayes: P. Carballido, A. Douglas, G. Jackson, A. Jackson, R. Jones, H. Davis, G. Carr

Nayes:

Absent:

Meeting adjourned at 6:28 p.m.

PLANNING & ZONING COMMISSION
MONDAY, AUGUST 24, 2020 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, August 24, 2020 at 6:08 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL. and via Zoom.

I. Call to Order/Attendance

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

Staff Present: Victor M. Barrera, Director of Economic & Community Development & Kimwana Scott, Administrative Assistant

II. Approval of Minutes PZC Meeting, July 27, 2020

Motion to approve meeting minutes as presented, motioned by G. Carr, seconded by R. Jones

Ayes: R. Jones, P. Carballido, G. Carr, A. Jackson
Abstain:
Nayes:
Absent: H. Davis, G. Jackson, A. Douglas

III. Old Business – None

IV. New Business

- A. PZC-07-2020 – Findings of Fact, Zoning Map Amendment at 2100 Martin Luther King Jr. Dr. from B2 – General Business to CW – Commercial & Wholesale, request approval of the Findings of Fact.

Motion to approve the Findings of Fact for PZC-07-2020 at 2100 Martin Luther King Jr. Dr. from B2 – General Business to CW – Commercial & Wholesale by R. Jones, seconded by G. Carr

Ayes: R. Jones, P. Carballido, G. Carr, A. Jackson
Abstain:
Nayes:
Absent: H. Davis, G. Jackson, A. Douglas

V. Questions and Comments

Victor Barrera presented the department's new administrative assistant, Kimwana Scott. Ms. Scott will serve the commission's recording secretary.

R. Jones requested clarification on the commission's ability to conduct meetings, similar to City Council's meeting, virtual. V. Barrera stated he would obtain clarification from attorney David Silverman and would provide the commission with a report. The commission requested the findings to be sent to them via email.

VI. Public Commentary – None

VII. Adjournment

Motion by P. Carballido, seconded by G. Carr

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

Nayes:

Absent: H. Davis, G. Jackson, A. Douglas

Meeting adjourned at 6:18 p.m.

PLANNING & ZONING COMMISSION
MONDAY, AUGUST 24, 2020 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, August 24, 2020 at 6:08 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL. and via Zoom.

I. Call to Order/Attendance

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

Staff Present: Victor M. Barrera, Director of Economic & Community Development & Kimwana Scott, Administrative Assistant

II. Approval of Minutes PZC Meeting, July 27, 2020

Motion to approve meeting minutes as presented, motioned by G. Carr, seconded by R. Jones

Ayes: R. Jones, P. Carballido, G. Carr, A. Jackson
Abstain:
Nayes:
Absent: H. Davis, G. Jackson, A. Douglas

III. Old Business – None

IV. New Business

- A. PZC-07-2020 – Findings of Fact, Zoning Map Amendment at 2100 Martin Luther King Jr. Dr. from B2 – General Business to CW – Commercial & Wholesale, request approval of the Findings of Fact.

Motion to approve the Findings of Fact for PZC-07-2020 at 2100 Martin Luther King Jr. Dr. from B2 – General Business to CW – Commercial & Wholesale by R. Jones, seconded by G. Carr

Ayes: R. Jones, P. Carballido, G. Carr, A. Jackson
Abstain:
Nayes:
Absent: H. Davis, G. Jackson, A. Douglas

V. Questions and Comments

Victor Barrera presented the department's new administrative assistant, Kimwana Scott. Ms. Scott will serve the commission's recording secretary.

R. Jones requested clarification on the commission's ability to conduct meetings, similar to City Council's meeting, virtual. V. Barrera stated he would obtain clarification from attorney David Silverman and would provide the commission with a report. The commission requested the findings to be sent to them via email.

VI. Public Commentary – None

VII. Adjournment

Motion by P. Carballido, seconded by G. Carr

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

Nays:

Absent: H. Davis, G. Jackson, A. Douglas

Meeting adjourned at 6:18 p.m.