

**PLANNING & ZONING COMMISSION
MONDAY, FEBRUARY 12, 2018**

MINUTES

The Zoning Board of North Chicago met in a regular meeting Monday, February 12, 2018 at 6:05pm in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

Present: A. Jackson, G. Jackson, R. Jones, A. Douglas, G. Carr

Absent: H. Davis, P. Carballido

II. Approval of Minutes PZC Meeting, January 22, 2018

Motion to approve meeting minutes by G. Carr, seconded by A. Douglas with corrections.

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

Nayes:

Absent: H. Davis, P. Carballido

III. Approval of Minutes PZC Meeting, January 29, 2018

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

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

Nayes:

Absent: H. Davis, P. Carballido

IV. Old Business - None

V. New Business

A. PZC -17-2017 Findings of Fact (1) - Special Use Permit (SUP)

2335 Meadow Lane (PIN 12-06-414-001)

Request: Approval of Findings of Fact

Motion to approve Findings of Fact PUD for 2335 Meadow Lane, R. Jones, seconded by G. Carr

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

Nayes:

Absent: H. Davis, P. Carballido

VI. Questions and Comments – None

VII. Public Commentary - None

VIII. Adjournment

Motion to adjourn by A. Douglas, seconded by R. Jones

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

Nayes:

Absent: H. Davis, P. Carballido

Meeting adjourned at 6:14pm

PLANNING & ZONING COMMISSION
MONDAY, FEBRUARY 26, 2018

The Zoning Board of North Chicago met in a regular meeting Monday, February 26, 2018 at 6:02 p.m. in the West Conference Room at 1850 Lewis Avenue, North Chicago, IL.

Approval of Minutes of ZBA Meeting, February 12, 2018
Discussion about PZC Meeting Structure

I. Call To Order/Attendance

Roll Call:

Present: A. Douglas, G. Jackson, A. Jackson, G. Carr, P. Carballido, H. Davis,
Not Present: R, Jones

II. Approval of Minutes ZBA Meeting, February 12, 2018

Moved to approve by H. Davis, seconded by G. Carr

Renee Jones joined the meeting at 6:05pm

Roll Call

G. Carr- Y
H. Davis- Y
R. Jones- Y
P. Carballido- Abstain
A. Jackson-Y
A. Douglas-Y
G. Jackson-Y

III. New Business

Discussion about PZC Meeting Structure

Board discussed the meeting structure. The PZC Procedures will be updated.

Motion made to adjourn by P. Carballido, second by A. Douglas

Roll Call:

G. Carr- Y
H. Davis- Y
R. Jones- Y
P. Carballido- Y
A. Jackson- Y
A. Douglas- Y
G. Jackson- Y

Meeting adjourned at 7:09pm

PLANNING & ZONING COMMISSION
MONDAY, MARCH 12, 2018

The Zoning Board of North Chicago met in a regular meeting Monday, March 12, 2018 at 6:06 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

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

II. Approval of Minutes PZC Meeting, February 26, 2018

Motion to approve meeting minutes by G. Jackson, seconded by G. Carr
Ayes: P. Carballido, G. Carr, G. Jackson, A. Jackson, H. Davis, A. Douglas
Nays:
Absent: R. Jones

III. New Business

Public Hearing

601 10th Street (PIN 08-33-106-014)

Request: Approval of Special Use Permit

Motion made to open public hearing

Moved by H. Davis, seconded by P. Carballido

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

Petitioner's Response:

Josh Tobey (1724 Sheridan Rd.) Clear Capital/Castlewood Properties– request to convert current rooming house property back to apartments. The building would consist of 5 apartments and 2 store front spaces.

Board Questions/Comments:

A. Jackson – Have you already figured out what will be done with the office space?

Petitioner's Response:

Josh Tobey- It will be an office space, no plans as of yet.

Board Questions/Comments:

A. Jackson- With the residential rooming house, are you offering this as a rental?

Petitioner's Response:

Josh Tobey- We will be taking this from its current state and converting it to apartments, so it will no longer be a residential rooming house.

Board Questions/Comments:

A. Jackson- If this project is approved, what is the time for construction to be completed?

Petitioner's Response:

Josh Tobey- Three months max.

Board Questions/Comments:

A. Jackson- With the storefront doing business at this location, it may be a conflict of interest because of a bus stop at the corner.

Petitioner's Response:

Josh Tobey- With the retail space, we will work with the City to make sure of the business at that location.

Board Questions/Comments:

A. Jackson- In the rear of the property, there is wooden fencing around, is there parking available back there?

Petitioner's Response:

Josh Tobey- We will be paving the rear of the property.

Board Questions/Comments:

A. Jackson- Is there a plan for handicap parking?

Staff Comments:

Nimrod Warda- Handicap parking would not be required since the site would be too small but we will do a full analysis.

Staff Recommendation:

Nimrod Warda- Staff recommends approval of the Special Use Permit.

Motion made to approve, deny, or suspend

Motion to approve by H. Davis, seconded by P. Carballido

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

Nayes:

Absent: R. Jones

Motion made to close public hearing

Motion approved by H. Davis, G. Carr and A. Douglas

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

Nayes:

Absent: R. Jones

Motion made to adjourn meeting

Motion approved by P. Carballido, seconded by H. Davis

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

Nayes:

Absent: R. Jones

Meeting adjourned at 6:28pm

PLANNING & ZONING COMMISSION
MONDAY, MARCH 26, 2018

The Zoning Board of North Chicago met in a regular meeting Monday, March 26, 2018 at 6:06 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

Approval of Minutes PZC Meeting, March 12, 2018
Approval of Findings of Fact for Special Use Permit 601 10th Street

I. Call To Order/Attendance

Roll Call

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

II. Approval of Minutes PZC Meeting, March 12, 2018

Motion to approve meeting minutes by H. Davis, seconded by P. Carballido
Ayes: P. Carballido, G. Carr, G. Jackson, A. Jackson, H. Davis, A. Douglas
Nayes:
Abstain: R. Jones

III. New Business

PZC -01-2018 Findings of Fact for Special Use Permit
601 10th Street (PIN 08-33-106-014)
Request: Approval of Findings of Fact

Motion made to approve Findings of Fact for Special Use Permit at 601 10th Street
Moved by H. Davis, seconded by A. Douglas

Roll Call

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

Motion made to adjourn meeting
Moved by P. Carballido, seconded by A. Douglas

Roll Call

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

Meeting adjourned at 6:08pm

PLANNING & ZONING COMMISSION
MONDAY, APRIL 9, 2018, MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, April 9, 2018 at 6:04 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

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

II. Approval of Minutes PZC Meeting, March 26, 2018

Motion to approve meeting minutes by P. Carballido, seconded by G. Carr
Ayes: P. Carballido, G. Carr, G. Jackson, A. Jackson, R. Jones, A. Douglas
Nays:
Absent: H. Davis

III. Old Business-None

IV. New Business

Public Hearing
303 10th Street (PIN 08-33-202-004)
Request: Approval of Special Use Permit

Motion made to open public hearing
Moved by R. Jones, seconded by A. Douglas
Ayes: G. Carr, G. Jackson, P. Carballido, A. Jackson, A. Douglas, R. Jones
Nays:
Absent: H. Davis

Petitioner's Presentation:

Christian Lobo (303 10th Street) I am looking to open an automotive business in North Chicago. I currently have one in Beach Park, but I want to bring my business to North Chicago.

Board Questions/Comments:

1. A. Jackson – I noticed that you removed the gate and it looks a lot better, but I also noticed coming in from the alley that there are plants coming from out of the ground. Are you going to remove those?

Petitioner's Response:

Christian Lobo- Yes, we are going to remove those and smooth everything down.

2. A. Jackson- There is a dumpster sitting up pretty high and it looks like there is trash in it.

Petitioner's Response:

Christian Lobo- The previous tenants left it there and we are going to remove it.

3. A. Jackson- There was also a car next to it in the grass, is that one of your cars?

Petitioner's Response:

Christian Lobo- That is one of our cars. We moved it when they were doing all of the cleaning and haven't had a chance to move it back, but we will move it to the asphalt.

4. A. Jackson- I read in your packet that you help people get cars who can't get a bank loan, like a buy here pay here, how does that work?

Petitioner's Response:

Christian Lobo- As an example, if a car cost \$3,000, we will tack on a fee to that amount and that will be that amount that you will repay including title and taxes. There is no interest added to that amount or to the amount of the car. And that is how our buy here pay here works. We also make the payments all the same so everyone pays \$150.00 every two weeks.

5. R. Jones- Are you closing your dealership in Beach Park?

Petitioner's Response:

Christian Lobo- Yes we are.

6. R. Jones- Can I ask why?

Petitioner's Response:

Christian Lobo- Because we rented in Beach Park and now we will own in North Chicago.

7. A. Jackson- In your packets you stated that you are looking to farm out your mechanical and painting. Have you done that yet?

Petitioner's Response:

Christian Lobo- The owners know mechanics in the area and have met and spoken with them.

8. P. Carballido- What plans do you have for safety since you will have cash there on site?

Petitioner's Response:

Christian Lobo- We plan on having cameras, making multiple drops to the bank and have a safe.

Staff Comments:

Nimrod Warda, Senior Planner- The owner is looking to keep the site clean, keep the lighting low, keep the amount of cars to a minimum and add a touch of landscaping. They have been willing to comply with what we have been asking them.

Senior Planner:

Nimrod Warda- Staff recommends approval of the Special Use Permit.

Motion made to approve, deny, or suspend

Motion to approve by P. Carballido, seconded by G. Carr

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

Nayes:

Absent: H. Davis

Motion made to close public hearing

Motion approved by A. Douglas, seconded by G. Carr

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

Nayes:

Absent: H. Davis

V. Questions and Comments

Director Barrera requested the commission provide staff comments to the draft PZC meeting procedure by April 23rd. The comments will be reviewed by staff and will be discussed at the May 14th meeting.

VI. Public Commentary – None

VII. Adjournment – 6:32 p.m.

PLANNING & ZONING COMMISSION
MONDAY, MAY 14, 2018, MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, May 14, 2018 at 6:05 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

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

II. Approval of Minutes PZC Meeting, April 23, 2018

Motion to approve meeting minutes by R. Jones, seconded by H. Davis
Ayes: R. Jones, P. Carballido, H. Davis, G. Carr, A. Douglas, A. Jackson
Nays:
Absent: G. Jackson

G. Jackson arrived at 6:10 pm.

III. Old Business

Motion to Approve Findings of Fact
PZC-02-2018 Special Use Permit
301 10th Street

Motion to approve by G. Jackson, seconded by H. Davis
Ayes: R. Jones, P. Carballido, H. Davis, G. Carr, G. Jackson, A. Douglas,
A. Jackson
Nays:
Absent:

Motion to Approve Findings of Fact
PZC-03-2018 Special Use Permit
1700 Sheridan Road

Motion to approve by H. Davis, seconded by P. Carballido
Ayes: R. Jones, P. Carballido, H. Davis, G. Carr, G. Jackson, A. Douglas,
A. Jackson
Nays:
Absent:

IV. New Business- None

V. Questions and Comments

The Commission requested the PZC procedure to be included in their packets.

VI. Public Commentary – None

VII. Adjournment- 6:21 p.m.

Motion approved by H. Davis, seconded by P. Carballido

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

Nayes:

Absent:

PLANNING & ZONING COMMISSION
MONDAY, JUNE 11, 2018, MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, June 11, 2018 at 6:09 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

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

Absent: G. Jackson, A. Jackson

II. Approval of Minutes PZC Meeting, May 14, 2018

Motion to approve meeting minutes by H. Davis, seconded by P. Carballido

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

Nayes:

Absent: G. Jackson, A. Jackson

III. Old Business- None

IV. New Business-

Public Hearing

910 14th Street (PIN 08-33-124-024)

Request- Approval of Special Use Permit

Motion made to open public hearing

Moved by H. Davis, seconded by P. Carballido

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

Nayes:

Absent: G. Jackson, A. Jackson

Petitioner's Presentation:

Adam Kauffman presenting on behalf of T-Mobile and works for NTP Wireless. We are requesting a special use permit seeking the location at 910 14th Street. T-Mobile is seeking this location because we can't find any other location where we can solve the issues that T-Mobile is having with its network because of customer usage in the area. When the search range was initially conducted, it gave us an area at 14th and Sheridan. The original and most obvious location that we saw was an Abbvie facility. Unfortunately Abbvie would not lease space to T-Mobile. This forced us to move a bit west. Everything in this area was single family homes and multi units. The only available property was Queen of Peace Church. Visitors and residents of North Chicago have been using their devices in ways that have grown in the last 3-5 years. We have included some detailed technical information in the application.

Board Questions/ Comments:

1. H. Davis- What is the area of range that you need to have?

Petitioner's Response:

Adam Kauffman- We included a map in the package (Exhibit E).

2. R. Jones- So because of all the usage T-Mobile is having issues, is that correct?

Petitioner's Response:

Adam Kauffman- That is correct. It affects every site in the area. To better describe it, they are all strained trying to cover the usage. Putting in the site relieves the congestion.

Public Questions/ Comments:

Linda Wegrzyn- 1637 Grove

Pat Banford- 1037 Lincoln

1. How long has this been in the planning? Because the first time I was made aware of this was by a little sign at the parkway in front of the church.

Staff Response:

Nimrod Warda- This has been in discussion for over a year. This site however was recently identified as the definitive location. A newspaper article was published to let people know.

2. In looking at your map at the circle, it seems that the biggest users are on Abbvie property. How much revenue is involved in this?

Staff response:

Nimrod Warda- That is a private matter between the applicant and the property owner. If the applicant has that information and would like to provide it, I will let him answer.

3. In looking at the photographs, these look like brown boxes that are being placed on the church. Who will maintain and paint the wood or the material that they are made of?

Petitioner's Response:

Adam Kauffman- They are 3D printed special coverings.

4. I have seen the studies on cell phones causing health issues. What are the effects of these microwaves? Especially to the people in the church or living next door.

Petitioner's Response:

Adam Kauffman- T-Mobile installation will be in compliance with all FCC rules and regulations.

5. How can we trust that all FCC issues will be in existence 5 years from now?

Petitioner's Response:

Adam Kauffman- T-Mobile has very aggressive standards that they follow.

6. Can you give us some examples of other structures in the City?

Petitioner's Response:

Adam Kauffman- Yes, I can provide you with a list.

7. It is my understanding that all phone companies share equipment, is this true?

Petitioner's Response:

Adam Kauffman- No, that is not true. This site will only be for T-Mobile who also owns Metro PCS as well. The only thing that all providers share is the 911 servers and that is for safety.

8. What about signal blocking? If I am in the church using my Verizon phone.

Petitioner's Response:

Adam Kauffman- It will not interfere.

9. R. Jones- Do you know why Abbvie refused?

Petitioner's Response:

Adam Kauffman- They told us they do not lease to commercial 3rd parties.

10. G. Carr- Did you do a study on radiation?

Petitioner's Response:

Adam Kauffman- T-Mobile will be in compliance with all FCC regulations.

11. The church is bilingual, why was the posting only in English?

Staff Response:

Nimrod Warda- We don't do bilingual postings because we don't want to stereotype by including one group and not others.

Staff Recommendation:

Senior Planner:

Nimrod Warda- Staff recommends approval of the Special Use Permit.

Motion made to approve, deny, or suspend

Motion to approve by P. Carballido, seconded by H. Davis

Commission Comments:

A discussion took place between the commission members in regards to approving the special use request with a condition. The commission members and the public had concerns on the stealth enclosures that are going to be used. The concern was that with time and the weather the stealth enclosures would become sun bleached or damaged. The commission members, public, and the City want to make sure that if this happens, that the enclosures will be repaired or replaced to match the building facade. They have requested additional language to ensure that this will happen in case the enclosures result in any damage.

T-Mobile had their attorney present to respond to the request. At this time Attorney Jack Synder was sworn in to give his testimony.

Jack Synder- I don't think there is a need to put any additional language in the documents.

The commission members came to the decision to move forward and approve with the above condition.

Motion made to approve, deny, or suspend

Motion to approve with the condition that if the stealth enclosures become sun bleached or damaged, they will be replaced to match the building facade

Motion made by A. Douglas, seconded by G. Carr

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

Nays:

Absent: G. Jackson, A. Jackson

Motion to Close Public Hearing (7:31 p.m.)

Motion approved by G. Carr, seconded by A. Douglas

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

Nays:

Absent: G. Jackson, A. Jackson

V. Questions and Comments

1. R. Jones- In regards to the notice, it should remain in English.
2. P. Carballido- This community is over 50% Hispanic. Can staff have the signage is Spanish and present it at the next meeting.
3. We as the City provide the sign verbiage and the minimal requirements.

VI. Public Commentary

In regards to signage, Queen of Peace has two main entrances. When people come to church they come in through the front door and the sign was placed at the other entrance behind the building.

Our parish is 90% Hispanic. By putting that sign in only English you excluded 90% of the people from knowing what it was. Also it was only put at one entrance.

VII. Adjournment- 7:42 p.m.

Motion to Adjourn

Motion moved by P. Carballido, seconded by H. Davis

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

Nayes:

Absent: G. Jackson, A. Jackson

PLANNING & ZONING COMMISSION
MONDAY, JULY 9, 2018

The Planning and Zoning Commission of North Chicago met on a Monday, July 9, 2018 at 6:06 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

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

Absent: G. Carr, A. Jackson

II. Approval of Minutes PZC Meeting, June 11, 2018

Motion to approve meeting minutes by H. Davis, seconded by P. Carballido

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

Nays:

Abstain: G. Jackson

Absent: G. Carr, A. Jackson

III. New Business

PZC-04-2018 - Findings of Fact for Special Use Permit

910 14th Street (PIN 08-33-124-024)

Request: Approval of Findings of Fact

Motion made to approve Findings of Fact for Special Use Permit at 901 14th Street by H. Davis, seconded by A. Douglas

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

Nays:

Abstain: G. Jackson

Absent: G. Carr, A. Jackson

Motion made to adjourn meeting

Moved by H. Davis, seconded by P. Carballido

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

Nays:

Absent: G. Carr, A. Jackson

Meeting adjourned at 6:13pm

PLANNING & ZONING COMMISSION
MONDAY, AUGUST 13, 2018, MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, August 13, 2018 at 6:05 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

Present: G. Carr, A. Douglas, G. Jackson, A. Jackson

Absent: R. Jones, H. Davis, P. Carballido

Approval of Minutes PZC Meeting, July 9, 2018

Motion to approve meeting minutes by A. Douglas, seconded by G. Carr

Ayes: G. Carr, A. Douglas, G. Jackson

Nayes:

Abstain: A. Jackson

Absent: R. Jones, H. Davis, P. Carballido

II. New Business

PZC-05-2018 – Public Hearing

1014-1034 Sheridan Road and 1031 Lenox Avenue

Approval of Zoning Map Amendment

Motion to Open Public Meeting

Moved by G. Jackson, seconded by A. Douglas

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

A. Jackson

Nayes:

Absent: R. Jones, H. Davis

P. Carballido joined the meeting at 6:09pm

Petitioner Response:

Adam Gorsuch – Property belongs to Mr. Bimbi and he requests it to be rezoned.

The property is not zoned properly and has been running on a conditional use for a long time. I (lessee) for the property would like the correct zoning so that it doesn't need a conditional use permit.

Board Comments:

A. Jackson – Will you be the one leasing and developing the space?

Petitioner Response:

Adam Gorsuch – Yes, once it becomes available.

Board Comments:

A. Jackson – Why ask for CW if there is no immediate plans for usage but there actually was interest, correct?

Petitioner Response:

Domenico Bimbi – I've had a few people who looked a lot but no actions because of the zoning.

Board Comments:

A. Jackson – When the fire occurred, were you the owner?

Petitioner Response:

D. Bimbi - Yes, I was the owner at that time.

Board Comments:

A. Jackson – Once the disrepair was identified, why no action taken to fix it?

Petitioner Response:

D. Bimbi - We didn't want to spend the money and then have to spend again. We were waiting to get someone interested then we would do the work only one time.

Board Comments:

A. Jackson - Do you own other properties.in North Chicago?

Petitioner Response:

D. Bimbi – No, I only own this lot.

Board Comments:

P. Carballido – When the fire happened, currently the foundation was in violation. Would you make the new owners aware of the violations?

Petitioner

D. Bimbi – I wasn't aware of any violations.

Staff Comments:

N. Warda - The City has discussed with Mr. Bimbi on multiple violations with the property.

Public Comments – Oppose Petitioner's Request

R. Gamerith (Represents Hal Davis) - Mr. Hal Davis is the current owner and tenant of Collision Solutions. When Mr. Davis establish the zoning at the property it was zoned for automotive repair use. Currently the zoning has been changed to B2 from the comprehensive plan. There are no specific plans on how the property would be developed. Also, currently the fire suppression water lines run through Mr. Davis's property and that was allowed while Mr. Davis was a tenant but there was no legal rights to continue in the future. If Mr. Davis were no longer a tenant, there may be a potential situation where their aren't sufficient utilities.

P. Carballido – In regards to the water lines, what happens if the new lessee comes in and the old property does not allow for the water lines?

Staff Comments:

N. Warda - No one could occupy that property until the water lines are present.

Petitioner Response:

D. Bimbi - If I cannot get the zoning for this property then it will be an empty lot. We want to try to see if we could do something with this property and it's not just for me but for the City of North Chicago.

Staff Comments:

If the property is rezoned the only restrictions would be public utilities serviced at the site and passing of planning reviews and building inspections.

Public Comments:

Leon Rockingham (North Chicago Resident) – As a resident of North Chicago, my concern is the changing from B2 to CW. The property is grandfathered in as B2 with the present owner. If the board decides to change the property to CW, then that would open the door for many different things. We have no real development plans on this site and they only want to change to CW. The City has jurisdiction what can be brought in and changing this property to CW, we would lose that restriction.

Motion made to suspend hearing until August 27, 2018 at 6:00pm

Moved by A. Douglas, seconded G. Carr

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

Nayes:

Absent: R. Jones, H. Davis

Meeting adjourned at 6:56pm

PLANNING & ZONING COMMISSION
MONDAY, AUGUST 27, 2018 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, August 27, 2018 at 6:05 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

Present: A. Jackson, R. Jones, G. Carr, A. Douglas

Absent: H. Davis, P. Carballido, G. Jackson

Approval of PZC Meeting Minutes, August 13, 2018

P. Carballido arrived to the meeting at 6:07p.m.

Motion to approve meeting minutes by G. Carr, seconded by A. Douglas

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

Nayes:

Abstain: R. Jones

Absent: H. Davis, G. Jackson

G. Jackson arrived to the meeting at 6:09p.m.

II. New Business

PZC-05-2018 – Public Hearing

1014-1034 Sheridan Road and 1031 Lenox Avenue

Approval of Zoning Map Amendment

Staff Comments:

Victor Barrera –This item was continued from last meeting because the petitioner was not able to provide receipt of delivery for the public hearing notices. Since then, the petitioner’s attorney has requested us to review the application for a legal non-conforming use. The City’s attorney reviewed the application and determined this property can be used as legal nonconforming. The owner has now decided not to pursue the rezoning of the vacant properties and wants to remain with the legal non-conforming use status. We are now asking the PZC to close this public hearing without vote or testimony.

Board Questions:

G. Jackson – At a later date, can the property owner come back for a rezoning?

Staff Response:

V. Barrera- Yes, the property owner may want to utilize those adjacent vacant parcels.

Board Questions

P. Carballido – Once we close this one out, the department can still go after him to bring those violations to compliance?

Staff Response:

V. Barrera – The property maintenance issues are being addressed by the owner. These were issues we brought to the commission's attention as an fyi and unrelated to the zoning request. This does not mean that once the request is closed we cannot pursue the maintenance issues.

Board Questions:

R. Jones – They wanted to change it to CW, correct?

V. Barrera – Yes

R. Jones – Whether there's leverage to clean up the property or not, why would we want to rezone it to a CW anyway? Why would we want to do that in that area?

Staff Response:

V. Barrera – The CW allows for a body shop with permitted use. Nimrod pointed out in the staff report that he asked the petitioner to put together a plan so we would have something concrete to consider regarding the vacant parcels.

Motion made to close the public hearing without vote or testimony

Moved by P. Carballido, seconded by R. Jones

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

Nayes:

Absent: H. Davis

Public Comments:

Sydney Smith (Lake Forest, IL) – I'm a customer of Collision Solutions and all of my dealings with Mr. Davis has been very good. Mr. Davis has upgraded the building and kept the business going even after a fire. I will be very dismayed to see the City approve the zoning variance that will allow Mr. Bimby to oust Mr. Davis.

Board Questions:

A. Jackson - What type of business do you have that would give Mr. Davis that type of business? Do you have a car/automotive shop?

Public Comments:

Sydney Smith - I do not have a car business. I'm a biomedical engineer and worked for Baxter Healthcare for 37 years. In the corporate world, I was involved in engineering manufacturing operations.

Motion made to adjourn meeting by P. Carballido, seconded by R. Jones

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

Nayes:
Absent: H. Davis

Meeting adjourned at 6:30p.m.

PLANNING & ZONING COMMISSION
MONDAY, OCTOBER 22, 2018 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, October 22, 2018 at 6:09 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

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

Absent: A. Jackson

II. Approval of Minutes PZC Meeting, August 27, 2018

Paula made a motion to table meeting minutes to the next PZC meeting on Nov. 26, 2018.

III. New Business

Motion made to open the Public Meeting

Roll Call:

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

Nays:

Absent: A. Jackson

PZC-06-2018 – Public Hearing

Petition for Text Amendment to the Zoning Ordinance in relation to:

Definitions

- Uses permitted in districts
- Lot, yard and bulk regulations
- Building on a zoning lot
- Off-street parking requirements
- Adult uses
- Standard for special uses
- Nonconforming structures
- Administrative offices

Request: Approval of Zoning Ordinance Text Amendments

Staff Comments:

N. Warda –Staff periodically review ordinances to see if there are any discrepancies that needs to be cleaned up to encourage development in town. We looked at four matters at this time.

Issue 1-Text or digits referenced in different ways, wrong punctuation and words missing.

Issue 2 -Terminology specific to residential development. There are some questionable phrases that are not well defined in our ordinance that are loosely used terms. For instance, where we have regulations for infilled developments, if you

have a new single family home or multi-family building that's being constructed in an existing neighborhood, there is recommendation that says 50% percent of the exterior of the building is to be brick. We suggest to remove the single family home from that equation since siding would be fine as long as it is built up to code and with multi-family there is a need to add some brick element to it, to enhance its image. The current code says 40% percent and we are suggesting it gets released down to 25% percent

Board Questions:

G. Carr – Why do you think, or who came up with the idea when you doing new development for building a home, that brick would be better for a home? Is it because brick is normally considered more expensive than siding?

Staff Response:

N. Warda – Brick tend to be thought of as more durable material and lasts for extended period of time. It is also in some regard taken as a means of elegance to a home if it has brick. We don't want to discourage people, if they want to build with brick they are allowed to, but the issue is that we are seeing very little interest in building anything in town. So by having some of these regulations where you are mandating it, it discourages even the nice sided homes or something else to come through, it is an added cost not only for the materials but for insulation because the masonry to install takes more time. If people choose to go that route will we encourage it, we don't want to mandate something that precludes the City from seeing some revitalization. So the 25% percent seems a little more manageable.

Issue 3 – Is related to transportation related issues, we've seen some questioning and misinterpretations and alike that have occurred throughout some more recent cases and in general, more inquiries coming from our office for uses that might be considered higher intensity than we would like to see in certain corridors. Moving forward, we would like to make some slight adjustments, more geographic specific. So for instance, if you have a property that is zoned CW, which is commercial and wholesale, which otherwise outright permits auto related uses but if it's in our historic 10th Street or Sheridan Rd corridor which have our old school frontage buildings, it can be a conflict having more intense auto related use next to some of those other uses. So in this case, we would request any other auto related use aside from having a car wash or auto parts sales store be required as a special use under those districts.

Issue 4 – Accessory structures that exist around town that we have very little leverage to forcibly remove them, we can if there's a code compliance issue but let's say if a property sitting vacant for a while and they tore down the principal structure but left the garage for whatever reason, in that instance this added language allows the City to make action if they sat on it for a period of time. We have a six month threshold for other zoning related matters and that what we put in place here.

Staff Recommendation – to approve the suggested text amendments as outlined in the staff report

Motion made to approve the staff recommendation on Zoning Ordinance Text Amendments by G. Carr, seconded by A. Douglas

Roll Call:

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

Nayes:

Absent: A. Jackson

Motion made to close public hearing by H. Davis, seconded by P. Carballido

Roll Call:

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

Nayes:

Absent: A. Jackson

Motion made to adjourn meeting by G. Carr, seconded by A. Douglas

Roll Call:

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

Nayes:

Absent: A. Jackson

Meeting adjourned at 6:40pm

PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 10, 2018, MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, December 10, 2018 at 6:12 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

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

Absent: A. Jackson

Approval of Minutes PZC Meeting, August 27, 2018 & October 22, 2018

Motion to approve meeting minutes by A. Douglas, seconded by G. Carr

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

Nayes:

Absent: A. Jackson

II. Old Business – None

III. New Business

PZC-05-2018 – Final Plat of Subdivision for 0 Sherman Avenue
(Little Minds Learning Center)

Request: Approval of Final Plat of Subdivision

Mr. Barrera provide PZC with base background. He explained the need for the subdivision, creating two lots of record and dedicating land for right of way purposes (Sherman Avenue). Mr. Barrera also provide a project update, he informed the PZC the general contractor has picked up the building permit last week and that construction would commence shortly.

Motion to approve the Final Plat of Subdivision for Little Minds Learning Center as presented by H. Davis, seconded by P. Carballido

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

Nayes:

Absent: A. Jackson

PZC-06-2018; Findings of Fact for Text Amendment to the Zoning Ordinance
Request: Approval of Findings of Fact

Motion to approve the Findings of Fact for PZC-06-2018, Text Amendment to the Ordinance as presented P. Carballido, seconded by A. Douglas

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

Nayes:

Absent: A. Jackson

IV. Questions and Comments – None

V. Public Commentary – None

VI. Adjournment

Motion by H. Davis, seconded by P. Carballido to adjourn the PZC meeting.

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

Nays:

Absent: A. Jackson

Meeting adjourned at 6:23 p.m.