

PLANNING & ZONING COMMISSION
MONDAY, JANUARY 14, 2019 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, January 14, 2019 at 6:15 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

I. Call To Order/Attendance

Roll Call

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

Absent: A. Jackson, A. Douglas, R. Jones

Motion made to approve P. Carballido to chair PZC meeting

Moved by G. Jackson, seconded by G. Carr

Roll Call

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

Nayes:

Absent: A. Jackson, A. Douglas, R. Jones

Approval of Minutes PZC Meeting, December 10, 2018

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

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

Nayes:

Absent: A. Jackson, R. Jones, A. Douglas

II. Old Business-None

III. New Business

PZC-01-2019 -Zoning Map Amendment for 0 Farwell Avenue (PIN 12-07-302-015)
12633 W. Berwyn Ave. (PIN 12-07-301-013), 12663 W. Birchwood Ave (PIN 12-07-
303-004) and 12633 W. Birchwood Ave (PIN 12-07-303-005).

Request: Approval of Zoning Map Amendment

Petitioner Comments:

Mr. Hans Hirsch (Hirsch Trust Properties) – I own a number of properties in North Chicago known as Hirsch Trust. It makes up my entire area of properties that have several different pin numbers. The land was accumulated over a number of years which resulted in several different pin numbers. The whole purpose were trying to accomplish is to consolidate them down to more workable larger pin numbers. Some were acquired as residential properties and we wish to change zoning on those to accommodate what we're using the land for and the third operation is once we have all the land consolidated as we want it and proper zoning, a number of variances will be requested for the use of land to accommodate more effectively and how I want to use it.

Staff Response:

Mr. V. Barrera – Mr. Hirsch could you provide the commission and members of the audience a brief description on what you are currently doing with your properties?

Petitioner Response:

Mr. Hans Hirsch- I'm the owner of a company called Krugel Cobbles, that's how I initially started in the area by buying one lot three quarters of an acre. I put an office building up there and the business Krugel Cobbles, which is a hardscape landscape business throughout the North Shore. We have our own trucks, trailers and tractor. I acquired two more lots to only use for Krugel Cobbles operations. I want to consolidate these additional lots, one was residential and we want to get that changed. The land I use for Krugel Cobbles, I also acquired additional properties, now that I use as rental properties for the contractors and operation for small landscapers, given them a place to park their trucks at night. They go out in the daytime; no work is conducted on site on my properties. My contractors go out every day off site and come back at night and store materials at our lot. That's the general use of all of the properties that I have, and that's how I'll like to use them in the future. So no change in the use of properties, I just want the uses to comply with North Chicago regulations is the main objective.

Staff Recommendation:

Mr. V. Barrera – what's being sought here is a cleanup of inconsistent zoning on a property that currently being used for commercial purposes. What we have before the commission are two requests, rezoning of a parcel at 0 Farwell Avenue that were looking for approval for rezoning from B2 to CW and the second request is a rezoning of a parcel at 12633 Berwyn Ave and 12633 Birchwood from residential R2 to Mt What we are trying to do is reclassify the zoning designations of these properties to be consistent and in line with the current use of those properties.

Public Comments:

Mr. Glenn Yurgil – I'm also a Desert Storm Vet. I may not have my facts straight, my understanding of the situation is that this started out as a smaller lot and has increased and what we're trying to do here is to make it legal one big site for one big business. So overtime this business has increased without the site approval of North Chicago. So what has happened, it has increased to the point of more trucks, more vehicles, more activity has been going on there, different functions from what the site was originally sited for and as a good neighbor next door, we've noticed that over and over. I'm a morning jogger, I run between 5:30 and 7:30, it makes it a little difficult there as traffic get a little bit heavier and trucks leave the site coming down from Frontenac. We noticed over the years, the business, the dust, and activity has increased overtime. I can't speak for other residents but I have no objection to this action but we would like or request that the business form a barrier between their business and strawberry. Maybe a fence you cannot see over, privacy wall between properties, because of the increased activity there, which means more dust and more activity over the residential side.

Board Comments:

P. Carballido – For clarification, you are not in favor of this but you also do not oppose?

Public Response:

Glenn Yurgil – You didn't ask if I was in favor, I would say I am in favor of this if we could get a privacy fence.

Staff Comments:

V. Barrera -Your concern is the traffic being generated as a result of the landscaping business or the storage business being allowed on the property?

Public Response:

Glenn Yurgil- I'm not defining one or the other, the site itself as an increasing business.

Public Comment:

Robert Tinier — In general, I'm not against their business. When I moved here a year and a half ago that extra area where the landscapers working was a stump with a bunch of garbage. It looks better now. There was also dumping at the retention pond but that seems to be cleared up now.

Petitioner's Response:

Mr. Hans Hirsch - I'm willing to put more landscaping there to give covering all year around.

Board Comments:

P. Carballido -To address the traffic increase, will that be occurring?

Petitioner's Response:

Mr. Hans Hirsch - There will be no traffic increase. All of the traffic in the morning, mine plus the contractors goes up the extension of Frontenac. It will be very minimal traffic.

Board Comments:

H. Davis - There are quite a few salvage vehicles there look like they've been sitting for quite a while. Also, you have renters; do you have bends and cages for them? Is that going to be a storage area or is that only for night time use?

Petitioner's Responses:

Mr. Hans Hirsch - Those are individual rental sites for each contractor. They are fenced in jaded storage areas. Asphalt contractor that stores up supplies for the winter near Frontenac and Berwyn.

Staff Comments:

V. Barrera -suggests to put requests on pause while the board can refine those motions and requests.

Petitioner Comments:

Mr. Hans Hirsch -would like to extend the Public Hearing to Jan 28, 2019 but still continue the discussion without the board recommendation.

Motion made to continue PZC-01-2019 Zoning Map Amendment Public Hearing to Jan. 28, 2019 by G. Jackson, seconded by G. Carr

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

Nays:

Absent: A. Jackson, R. Jones, A. Douglas

PZC-02-2019 Variance for 12685 W. Berwyn Ave. (PIN 12-07-301-012)
12633 W. Berwyn Ave (PIN 12-07-301-013), 12632 W. Birchwood Ave (PIN 12-07-301-006), 12660 W. Birchwood Ave (PIN 12-07-301-007), 12633 W. Birchwood Ave (PIN 12-07-303-005) and 0 Farwell Avenue (PIN 12-07-302-015)

Roll Call

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

Absent: A. Jackson, A. Douglas, R. Jones

Petitioner's Comments:

Mr. Hans Hirsch – PIN 12-07-302-015 is 1 acre lot that is now being used to store my materials. It is currently being petitioned to be rezoned, so each one is depended on each other. PIN 004 and PIN 005 are the southern 2 lots of my properties zoned residential, they need rezoning. I will use the land for rental for contractors, which are already being used for that purpose. Request to use possible decorating wall and or obscuring fence on both sides of extension Frontenac and Berwyn.

Motion made to continue the PZC Public Hearing to January 28, 2019 by H. Davis, seconded by G. Jackson

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

Nayes:

Absent: A. Jackson, A. Douglas, R. Jones

PZC-03-2019 Special Use Permit for Krugel Cobbles to operate a Landscaping and General Contractor Yard/Shop at 12685 W. Berwyn Ave (PIN 12-07-301-012), 12633 W. Berwyn Ave (PIN 12-07-301-013), 12632 W. Birchwood Ave (PIN 12-07-301-006), and 12660 W. Birchwood Ave (PIN 12-07-301-007), as well as for rental space to operate various Landscaping and General Contractor Yards/Shops at 12663 W. Birchwood Ave (PIN 12-07-303-004) and 12633 W. Birchwood Ave (PIN 12-07-303-005).

Motion made to continue PZC Public Hearing to January 28, 2019 by H. Davis, seconded by G. Jackson

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

Nayes:

Absent: A. Jackson, A. Douglas, R. Jones

Adjournment

Motion made by G. Jackson, seconded by G. Carr to adjourn the PZC meeting.

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

Nayes:

Absent: A. Jackson, R. Jones, A. Douglas

Meeting adjourned at 7:45pm

PLANNING & ZONING COMMISSION
MONDAY, MAY 13, 2019 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, May 13, 2019 at 6:02 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. Jackson, A. Douglas

Absent: R. Jones, G. Jackson

II. Approval of PZC Minutes, January 14, 2019

Motion made to approve meeting minutes by P. Carballido, seconded by G. Carr

Ayes: G. Carr, H. Davis, P. Carballido

Nayes:

Abstain: A. Douglas, A. Jackson

Absent: R. Jones, G. Jackson

III. Old Business – None

IV. New Business

PZC-04-2019 Text Amendment to the Zoning Ordinance

In relation to: definitions, district regulations, supplemental regulations; planned unit development, nonconforming lots, uses and structures; and administration and enforcement.

Request: Approval of Text Amendment

Staff Comments:

Nimrod Warda – explains that there is a round of text amendments that needs corrections.

There are a number of incidents where definitions or terminology being used is outdated and/or redundant. Staff suggests a number of minor adjustments to clean up these issues to make the interpretation easier for the general public.

Motion made to chair item until next meeting.

R. Jones joined the meeting at 6:06pm

G. Jackson joined the meeting at 6:10pm

Motion made to open the Public Hearing

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

Nayes:

Motion made to suspend PZC-04-2019 until next PZC meeting

Moved by P. Carballido, seconded by A. Douglas

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

Nayes:

PZC-05-2019; Zoning Map Amendment from R2 to M1

At 12633 W Berwyn Ave. (PIN 12-07-301-013), 12663 W. Birchwood Ave.

(PIN 12-07-303-004) and 12633 W. Birchwood Ave (PIN 12-07-303-005)

Request: Approval of Zoning Map Amendment

Motion made to open PZC-05-2019

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

Petitioner's Comments:

Patrick R. Hirsch – I own a series of pin numbers. Some are zoned residential and I want to Rezone them from R2 to M1 and other lots. As part of the rezoning, I wanted to consolidate the other lots.

Board Questions:

A. Jackson – your plan is to rezone them from R2 to M1?

Petitioner Response:

P. Hirsch- 3 lots are currently zoned R2 and now I want to rezone to M1.

Board Questions:

A. Jackson – For those properties, are they vacant? What's on the property now?

Petitioner's Response:

P. Hirsch – Part is used for my company, Kruegel Cobbles. Some located adjacent of property used for storage, parking and equipment.

Board Questions:

Jackson – What type of businesses are there now?

Petitioner's Response:

Contractors and small landscaping contractors.

Mr. Hirsch shows a powerpoint presentation of his property.

Board Question:

A. Jackson – Do you propose to put up any office buildings?

Petitioner's Response:

P. Hirsch – No plans

Public Question:

Mary Holly – How tall will the fence be?

Petitioner's Response:

P. Hirsch – It will be a 6ft privacy fence.

Public Question:

Maranda Wilgos and Dayna Goldman – You noted that a large area on the north side, you mentioned will have materials stored, sand and other things, will that be closed or open to the air?

Petitioner's Response:

P. Hirsch – It will be open to the air. In that area is a concrete wall and a wooden fence.

Public Comment:

Maranda Wilgos and Dayna Goldman – I'm not worry about seeing it, I'm worried about breathing it. If the wind is coming south, from the lake, potentially sand can be blown into Strawberry Condominiums into the air for us to breath.

Petitioner's Response:

P. Hirsch – We haven't had any issues in the past.

Staff Comments:

N. Warda – If the air becomes a problem, we can put a condition in the special use approval.

Public Comment:

Maranda Wilgos and Dayna Goldman – There use to be a large number of trees on the residential lot, any plans replacing those to help with drainage in that area? And you mentioned paving in that area, couple of years ago we had severe flooding because there was no place for the water to go, is this paving allowing water to run through it or solid?

Staff Comments:

N. Warda – Applicant provided us with a stormwater analysis. They are using some pavers that allows for some trickle. Whatever being proposed today does not seem to impact from a stormwater perspective based on both engineering reviews.

Public Comments:

Robert Keraus – We had general issues with flooding, which way will the fence be facing?

Petitioner's Response

P. Hirsch – Solid wood side

Public Comments:

R. Keraus – Right on edge of the curb?

Petitioner's Comments:

P. Hirsch – Edge of the brick pavers

Public Comments:

R. Keraus- Over time you removed drainage put in place, is there anything to be done to restore drain and clean out pond?

Staff Response:

N. Warda – Certain things have been capped. There is still ability for water to permeate through to that area. Based on analysis, doesn't seem to have any additional storm water changes that needs to be made.

Staff Recommendation:

N. Warda – staff recommends approval PZC-05-2019 zoning map amendment of all three properties.

Motion made to approve PZC-05-2019 by H. Davis, seconded G. Carr

Roll Call

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

Nayes:

Absent:

Motion to made to close PZC-05-2019 by G. Jackson, seconded by R. Jones

Roll Call

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

Nayes:

PZC-06-2019; Special Use Permit for Planned Unit Development (PUD)

At 12685 W. Berwyn Ave (PIN 12-07-301-012), 12633 W Berwyn Ave (PIN 12-07-301-013),

12632 W Birchwood Ave (PIN 12-07-301-006), 12660 W Birchwood (PIN 12-07-301-007),

12663 Birchwood Ave (PIN 12-07-303-004) and 12633 W Birchwood Ave (PIN 12-07-303-005)

Request: Approval of Special Use Permit

Staff Comments:

N. Warda – On Jan 14, 2019, Mr. Hirsch came forward with petitions that have now been redrawn and replaced with current petitions for special use permits for PUD.

Petitioner's Comments:

Mr. Hirsch and John Hirsch is presenting a powerpoint presentation regarding his Special Use Permit for the property.

Public Comments:

Tom Gearhart- Where the fence is there is a fire hydrant.

Petitioner's Response:

J. Hirsch – The fire hydrant on the edge, we can stop the fencing by the edge for access to the hydrant.

Staff Recommendation:

N. Warda- staff recommends approval of PZC-06-2019 Special Use Permit

Motion made to approve PZC-06-2019

Moved by H. Davis, seconded by G. Carr

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

Nayes:

Absent:

Motion made to adjourn Public Meeting

Motioned by H. Davis, seconded by G. Carr

Roll Call-

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

Nayes:

Absent:

Motion made to adjourn meeting

Moved by H. Davis, seconded by A. Douglas

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

Nayes:

Absent:

Meeting adjourned at 7:43pm

PLANNING & ZONING COMMISSION
MONDAY, JUNE 10, 2019 MEETING MINUTES

The Planning and Zoning Commission of North Chicago met on Monday, June 10, 2019 at 6:10pm in the Council Chambers at 1850 Lewis Avenue.

I. Call To Order/Attendance

Roll Call

Present: Paula Carballido, Renee Jones, Antonio Jackson, Angelica Douglas, GeanNell Jackson

Absent: G. Carr, H. Davis

II. Approval of PZC Minutes, May 13, 2019

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

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

Nayes:

Absent: G. Carr, H. Davis

III. Old Business

- a. PZC-04-2019; Text Amendment to the Zoning Ordinance in to: definitions; district regulations; supplemental regulations; planned unit development; nonconforming lots, uses and structures; and administration and enforcement.

Staff Comments:

N. Warda – Periodically we review our code to see what changes are needed to the Zoning Ordinance. We needed to clean-up the definition section of numbers, where it's shown as text and digits. We also refined some terms that was ambiguous, it was no need for certain words. Duplicative definitions were changed. We are making common sense changes.

Motion made to approve PZC-04-2019 Text Amendment to the Zoning Ordinance

Moved by R. Jones, seconded by A. Douglas

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

Nayes:

Absent: G. Carr, H. Davis

IV. New Business

- a. PZC-05-2019 – Findings of Fact for Zoning Map Amendment from R2 to M1 12633 W. Berwyn Ave (PIN 12-07-301-013), 12663 W. Birchwood Ave. (PIN 12-07-303-004) and (PIN 12-07-303-005) Request: Approval of Findings of Fact

Motion made to approve PZC-05-2019 Text Amendment to the Zoning Ordinance

Moved by P. Carballido, seconded by R. Jones and G. Jackson

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

Nayes:

Absent: G. Carr, H. Davis

- b. PZC-06-2019 Findings for Special Use Permit for Planned Unit Development
12685 W Berwyn Ave (PIN 12-07-301-012), 12633 W Berwyn Ave (PIN 12-07-301-013),
12632 W Birchwood Ave (PIN 12-07-301-006), 12660 W Birchwood Ave (PIN 12-07-301-
007), 12633 W Birchwood Ave (PIN 12-07-303-005).

Request: Approval of Findings of Fact

Motion made to approve PZC-06-2019 Approval of Findings of Fact

Moved by G. Jackson, seconded by A. Douglas and R. Jones

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

Nayes:

Absent: G. Carr, H. Davis

- c. PZC-07-2019 Zoning Map Amendment from R3 to B2

2214 Hervey Avenue (PIN 12-05-403-021)

Request: Approval of Zoning Map Amendment

Open of Public Meeting

Roll Call

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

Nayes:

Absent: G. Carr, H. Davis

Staff Comments

N. Warda – The applicant wants to buy a property owned by the City of North Chicago at 1701 Martin Luther King Jr. Drive. He came forward because he has concerns regarding his parking.

Petitioner Comments:

Yang Pang – I moved to a new spot 3 years ago to 1701 Martin Luther King. A lot of customers from different cities, Waukegan and Zion visit the store and it gets really busy. We have a shortage in the parking lot and I would like to expand the lot.

Staff Comments

N. Warda – The petitioner made an investment into the community and has had a strong business previously. He has a shortage of parking and the City asked him to speak with the adjacent property owner to work out a parking solution but that did not work.

Board Comments

R. Jones – When are you the busiest?

Petitioner Comments

Yang Pang – We are the busiest during the afternoon.

Board Comments

A. Douglas – I have been there and it's been really busy.

Board Comments

A. Jackson – How many parking spaces do you have?

Petitioner Comments

Yang Pang - out of 12, 1 handicap

Staff Comments

N. Warda – 11 spaces and 2 employee parking

Public Comments

Tommy Huley – I'm a native of the City. I'm in favor of anyone proposing a business in the City. I'm the one who owns the lot on the south side where he's thinking of building. I have a couple of concerns, will there be a fence?, parking and maybe litter. I visited his establishment and the parking lot was full and I thought I saw some people leaving because there were no parking spots available. I would like to give the owner my information and he could get with me and maybe there could be something sweeter.

Board Comments

A. Jackson – we are only in the beginning stages and any suggestions will be considered.

Motion made to approve PZC-07-2019 Zoning Map Amendment from R3 to B2

Moved by P. Carballido, seconded by A. Douglas

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

Nayes:

Abstain: G. Jackson

Absent: G. Carr, H. Davis

Adjournment of Public Meeting

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

Nayes:

Absent: G. Carr, H. Davis

Meeting adjourned at 7:47pm

**PLANNING & ZONING COMMISSION
MONDAY, JUNE 24, 2019 MEETING MINUTES**

The Planning and Zoning Commission of North Chicago met on Monday, June 24, 2019 at 6:03pm in the Council Chambers at 1850 Lewis Avenue.

I. Call To Order/Attendance

Roll Call

Present: Paula Carballido, Renee Jones, Antonio Jackson, Angelica Douglas, GeanNell Jackson, H. Davis

Absent: G. Carr

II. Approval of PZC Minutes, June 10, 2019

Motion made to approve meeting minutes by A. Douglas, seconded by H. Davis

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

Nayes:

Absent: G. Carr

III. Old Business - None

IV. New Business

a. PZC-04-2019 – Findings of Fact for Text Amendment to the Zoning Ordinance

Request: Approval of Findings of Fact

Motion made to approve PZC-04-2019 Findings of Fact

Moved by R. Jones, seconded by A. Douglas

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

Nayes:

Absent: G. Carr

b. PZC-07-2019 Findings for Zoning Map Amendment from R3 to B2

2214 Hervey Avenue (PIN 12-05-403-021)

Motion made to approve PZC-07-2019 Approval of Findings of Fact

Moved by H. Davis, seconded by P. Carballido

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

Nayes:

Absent: G. Carr

Motion made to adjournment

Moved by R. Jones, seconded by A. Douglas

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

Nayes:

Absent: G. Carr

PLANNING & ZONING COMMISSION
MONDAY, AUGUST 12, 2019 MEETING MINUTES

The Planning and Zoning Commission of North Chicago met on Monday, August 12, 2019 at 6:07pm in the Council Chambers at 1850 Lewis Avenue.

I. Call To Order/Attendance

Roll Call

Present: Paula Carballido, Renee Jones, Antonio Jackson, Angelica Douglas, GeanNell Jackson, Hal Davis, Gloria Carr

II. Approval of PZC Minutes, June 24, 2019

Motion made to approve meeting minutes by P. Carballido, seconded by A. Douglas

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

Nayes:

III. Old Business: None

IV. New Business

a. PZC-08-2019; Public Hearing- Petition for Variances

1708 Kennedy Drive (PIN 08-32-307-065)

Request: Approval of Variances

Opening of the Public Hearing

Moved by H. Davis, seconded by A. Douglas

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

Nayes:

Petitioner Comments:

MaryEllen Tamasy (Community Partners for Affordable Housing) – Community Partners for Affordable Housing is currently building 4 affordable single family attach homes. During the review, it was discovered that one of the existing homes already built by Habitat for Humanity was encroaching on land owned by CEPA. We met with City Staff, members of Habitat for Humanity and we came to an agreement that we would request a variance, instead of asking them to tear down their driveway and garage. We are requesting a variance of the side yard setback from 15 feet to 10 feet and this only affected one of our properties at 1708, the rest are fine.

Staff Comments:

Nimrod Warda – There was an error essentially from a survey done years ago that showed an error to the overall length of the back side of it, the calculations for each of these lots were based off the long line number versus individual lines where it should have been. The City likewise did not catch that error, so it's not totally upon the Developer making a mistake, via Habitat or LCRC, it's something also the City found an issue. We are very supportive of this measure. As far as the requested variance mentioned specifically, this is for total side yard, in given construction in a R1 district requires a 15 foot total side yard setback with a minimum no less than 5 feet on one side and 8 feet down the other side. The request will still have at least 5 feet on both sides, which is very important with respect to fire code and safety. Our building regulations state that 2 principle structures to be at least 10 feet apart from each other. In this case they will still be beyond 10 feet away from each other once completed, so one of the sides will be slightly smaller than other but from a life standpoint it shouldn't be an issue.

Staff Comments:

The City of North Chicago recommends approval of variance of the side yard from 15 feet to 10 feet, as presented.

Motion made to approve PZC-08-2019 Petition for Variance at 1708 Kennedy Drive

Moved by H. Davis, seconded by P. Carballido

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

Nayes:

b. PZC-09-2019 – Petition for Resubdivision 1708, 1706, 1704, 1702 Kennedy Drive
(PIN 08-32-307-066, 08-32-307-067 and 08-32-307-068)

Request: Approval of Resubdivision

Petitioner's Comments:

MaryEllen Tamasy – I'm representing both CEPH and Habitat. We are asking for a resubdivision in adjusting all those properties with the variance to accommodate the changes needed to be made because of the encroachment. All property lines are moving over to the east slightly.

Staff Comments:

N. Warda – There are 3 homes effectively on the east side of the four lots owned by habitat they are structured with detached garage and one of those furthest west is encroaching on LCRC property line by 1 foot. The new proposal will allow for all property lines to each have a 5 foot setback minimum and 15 foot total setback for all eastern lots and only the one western lot owned by LCRC will receive variance in this

scenario. The garage after the placement once we relocate the lines will stay at least 5 feet off the property line. Every single property will be code compliant; there are no life safety issues, just a matter of technicality and cleaning up the property lines.

Board Questions:

A. Jackson – These houses are awarded to certain people?

Petitioner's Response:

MaryEllen Tamasy – It's on a first come, first serve basis in terms of application. We are restricting household incomes to be less than 80% of the area median income. For a family of four, it'll be less than \$75,000 a year. We are trying to serve low and moderate income households. The price ranges will be based upon household incomes. The price ranges from \$115,000 to \$145,000. The ranch units are 1500 sq. ft. and the two story units are about 1800 sq. ft. All units have 3 bedrooms, the ranch style has 2 bathrooms and the two story units have 2 ½ bathrooms, there are attach garages and no basements.

Board Questions:

G. Carr - Where do a person go about applying for an application?

Petitioner's Response:

MaryEllen Tamasy- You can go to our website or call CEPH, we have a website Community Partners for Affordable Housing and apply directly online, or you can call our staff, Laura or Alicia, who does all the prequalification. You would have to go through home ownership counseling and we offer a home ownership program through our agency.

Board Questions:

A. Jackson – The units in this petition, any approved or selected for someone?

Petitioner's Response:

MaryEllen Tamasy – 1708 which CEPH will be developing, no one has been approved. All the others that belong to Habitat have people living in them already.

Board Questions:

A. Jackson – Habitat and you are two separate entities, is habitat procedure different from home ownership?

Petitioner's Response:

MaryEllen Tamasy - Yes, they serve a little lower income population. Homeowners have to put sweat equity into their homes. They come to the table and help them build their homes to help reduce cost.

Public Comments:

Joyce Nesbit - I want to understand one thing, I know habitat has the first three down there, are any of these habitat or are they all affordable?

Petitioner's Response:

MaryEllen Tamasy – They are going to be affordable, home ownership.

Staff Recommendation:

N. Warda – City of North Chicago recommends the approval of the resubdivision.

Motion made to approve PZC-09-2019 Petition for Subdivision

Moved by P. Carballido, seconded by G. Jackson

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

Nayes:

Motion made to close PZC-08-2019 and PZC-09-2019

Moved by H. Davis, seconded by A. Douglas

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

Nayes:

c. PZC-10-2019

Petition for Zoning Map Amendment from B1 to R4

1236 Park Ave (PIN 08-33-118-032)

Request: Approval of Zoning Map Amendment

Motion made to open PZC-10-2019 Petition for Zoning Map Amendment from B1 to R4

Moved by P. Carballido, seconded by R. Jones

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

Nayes:

Petitioner's Comments:

David Garrigus and Josh Tobey - we own Clear Captial LLC and Castlewood Properties. 1236 Park building we purchased a year ago. This property was in financial trouble when we purchased it. It was a beautiful brick building with 8 units, 6 of which have been used as a single bedroom apartments and 2 of them historically store front units that's been vacant for a long time. It's a neat double lot, 8 garage spaces, ton of parking. Since we purchased the property we've been discussing with Nimrod and the City about taking those 2 vacant retail front spaces and making those 1 bedroom apartments like the other 6 units in the building. Allow us to convert those two spaces to two apartments.

Board Questions:

G. Carr – You said that you have four garages; all the units will have a garage?

Petitioner's Response:

David Garrigus-Two different garage structures that's detached. Eight garage spaces, so they are not currently being used but available to use.

Board Questions:

G. Carr – Would you rent garage space to the tenant?

Staff Response:

N. Warda – It's required to have parking per code.

Board Comments:

G. Carr – In the future, could the tenant use parking if they wanted to?

Petitioner's Response:

David Garrigus-Yes, it's available.

Board Questions:

A. Jackson- In the yard there's a large wooden fence, that's holding that lot internally, is that something you're planning to develop?

Petitioner's Response:

David Garrigus – It's an open yard space, a gentleman named Eddie Banks gardens there daily.

Board Questions:

A. Jackson – It appears on the street side, its 4 garage doors, how would you rent that out?

Petitioner's Response:

David Garrigus – Two spaces would be allocated to a unit.

Staff Comments:

N. Warda – The staff recommends approval of Zoning Map Amendment from B1 to R4.

Public Comments:

Sally Walter – How can you get eight cars in four garages?

Petitioner's Response:

David Garrigus – There are two four car garages. One is around the corner and the other in the alley.

Board Questions:

G. Jackson- How's the lighting around that place?

Public Response:

Sally Walter – The lighting is good.

Staff Response:

N. Warda - There's a street light directly across the street from that building.

Motion made to approve PZC-10-2019 Petition for Zoning Map Amendment from B1 to R4

Moved by A. Douglas, seconded by H. Davis

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

Nayes:

Motion made to close Public Hearing

Moved by H. Davis, seconded by A. Douglas

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

Nayes:

- d. Approval of Edit of PZC Meeting Minutes May 13, 2019 – G. Jackson wants to abstain the vote.

Motion made to edit the Meeting Minutes May 13, 2019

Moved by R. Jones, seconded by H. Davis

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

Nayes:

Abstain: G. Carr

PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 9, 2019 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, December 9, 2019 at 6:06 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, A. Jackson
Absent: H. Davis, P. Carballido, G. Carr

II. Approval of Minutes PZC Meeting, November 25, 2019

Motion to approve meeting minutes as presented, motioned by A. Douglas, seconded by R. Jones.

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

P. Carballido arrives at 6:08 p.m.

III. Old Business – None

IV. New Business

PZC-12-2019 – Findings of Fact for Text Amendment, establishing a Cannabis Dispensary Overlay District
Request: Approval of Findings of Fact

Motion to approve PZC-12-2019 Findings of Fact for Text Amendment, establishing a Cannabis Dispensary Overlay District as presented by R. Jones, seconded by P. Carballido

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

PZC-12-2019 – Findings of Fact for Zoning Map Amendment, creating a Cannabis Dispensary Overlay District
Request: Approval of Findings of Fact

Motion to approve PZC-12-2019 Findings of Fact for Zoning Map Amendment, creating a Cannabis Dispensary Overlay District as presented by R. Jones, seconded by A. Douglas

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

V. Adjournment

Motion by R. Jones, seconded by A. Douglas

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

Nays:

Absent: H. Davis, G. Carr

Meeting adjourned at 6:15 p.m.