

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.