

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.