

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.