

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, July 26, 2021

The North Chicago Planning & Zoning Commission met on Monday, July 26, 2021 at 6:06 PM via Zoom.

I. Call to Order/Attendance

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

Staff Present: N. Warda, Senior Planner

II. Approval of Meeting Minutes

- a. Meeting Minutes for June 28, 2021
Motion to approve Meeting Minutes for June 28, 2021
Motioned by: G. Carr
Seconded by: G. Jackson
Ayes: P. Carballido G. Carr, G. Jackson, A. Douglass, A. Jackson
Nays: None
Abstain: None
Absent: H. Davis, R. Jones

III. Old Business – None

IV. New Business

- a. PZC-12-2021; Public Hearing:
Petition for Variance to the minimum parking requirement at 1808
Sheridan Road (PIN 12-04-106-005)
Request: Approval of Variance

Motion to Open Public Hearing
Motioned by: P. Carballido
Seconded by: G. Carr
Ayes: P. Carballido, G. Carr, G. Jackson, A. Douglass, A. Jackson
Nays: None
Abstain: None
Absent: R. Jones, H. Jackson

Petitioner Presentation:

Stacy Wilcox, Connect Homes LLC
1508 Lincoln Street, North Chicago, IL 60064

Ms. Wilcox stated she purchased the property in order to rehab and rent it out. At that time she was aware of the parking issues and other issues with the building that prevented the previous owner from making improvements to the property. She is now seeking the proposed variance after previously exploring other options with City staff.

Initial Board Questions:

G. Carr (question)
Is this only for the parking?

N. Warda (answer)
Yes, specifically for the uses that do not exceed the need for more than 4 parking spaces.

Antonio Jackson (question)
Are you connected to Connect Homes?

Stacy Wilcox (answer)
Yes, it is a business owned by her and her husband.

Public Comments:
None

Final Board Questions:
None

Staff Recommendation: N. Warda, Senior Planner
Approval of the variance to the minimum parking requirement for any outright permitted use that requires no more than four (4) parking spaces, not including:

- Food Service businesses;
- Recreation and Entertainment (Indoor) businesses;
- Any use that requires a Special Use Permit;
- Any use that would expand beyond the existing 1,724 sq. ft. ground floor area.

Motion to approve the variance to the minimum parking requirement at 1808 Sheridan Road (PIN 12-04-106-005)

Motioned by: G. Jackson

Seconded by: A. Douglass

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

Nays: None

Abstain: None

Absent: R. Jones, H. Davis

Motion to close public hearing
Motioned by: A. Douglass
Seconded by: G. Carr
Ayes: A. Douglass, G. Carr, G. Jackson, P. Carballido, A. Jackson
Nays: None
Abstain: None
Absent: R. Jones, H. Davis

V. Questions and Comments

N. Warda (comment)
Informed the PZC of the passing of a family member for one of the commissioners.

Angelica Douglass (question)
Will the City be having an ordinary Community Day event this year?

N. Warda (answer)
Community Day will be held this year, but only with limited activities due to the ongoing pandemic.

G. Jackson (comment)
The library is hosting friends and family after the Community Day parade, and they are asking for participation at the library immediately following the parade.

VI. Public Commentary - None

VII. Adjournment

Motion to adjourn
Motioned by: G. Carr
Seconded by: G. Jackson
Ayes: G. Carr, G. Jackson, P. Carballido, A. Douglass, A. Jackson,
Nays: None
Abstain: None
Absent: R. Jones, H. Davis

Meeting adjourned at 6:31 PM