

**ZONING BOARD OF APPEALS MEETING
Thursday, January 26, 2017**

MINUTES

The Zoning Board of North Chicago met in a regular meeting Thursday, January 26, 2017 at 6:12 p. m. in the City Council Chambers at 1850 Lewis Avenue

ZBA Meeting Minutes, November 10, 2017

ZBA Meeting Minutes, December 22, 2017

Petition for Zoning Ordinance Text Amendment (Case 01-2017)

Petition for Zoning Map Amendment at 1251 Skokie Highway (Case 02-2017)

I. Call To Order

II. Roll Call

Present: Virden, Carballido, Douglas, Ms. Jackson, Davis, Mr. Jackson

Not Present: R. Jones

III. Approval of Minutes

ZBA Meeting Minutes, November 10, 2017

ZBA Meeting Minutes, December 22, 2017

Delay approval of minutes until next meeting.

IV. New Business

A. Request motion to open ZBA Case 01-2017, Zoning Ordinance Text Amendment

Motion moved by Carballido, second by Davis

Roll Call

Virden, Carballido, Douglas, Ms. Jackson, Davis, Mr. Jackson

Not Present: R. Jones

Petitioner Comments:

Walter Diambri - representing the petitioner Spiros Psihos, requesting Zoning Ordinance Text Amendment.

Staff Report Recommendation

No issues with application. In compliance with our comprehensive plan. Motion to recommend approval for Text Amendment.

Request motion to approve or no motion or denial of ZBA Case 01-2017 Petition for Zoning Ordinance Text Amendment

Moved to approve by Carballido, seconded by Ms. Douglas

Roll Call

Viriden, Carballido, Douglas, Ms. Jackson, Davis, Mr. Jackson

Not Present: Jones

Request motion to close hearing of ZBA Case 01-2017, Zoning Ordinance

Text Amendment

Motion moved by Davis, seconded by Ms. Viriden

Roll Call

Viriden, Carballido, Douglas, Ms. Jackson, Davis, Mr. Jackson

Not Present: Jones

- B. Request motion to open ZBA Case 02-2017 Zoning Map Amendment at 1251 Skokie Highway

Motion moved by Viriden, seconded by Ms. Douglas

Petitioner Comments:

Walter Diambri - Previously zoned CW and someone came in and zoned it to B2. We expect low impact. In compliance with new comprehensive plan.

Staff Report Recommendation:

No issues, does not seem to create hardships with adjacent property owners. Motion to recommend approval for Zoning Map Amendment.

Request motion to approve or no motion or denial of ZBA Case 02-2017 Petition for Zoning Map Amendment

Motion moved by Ms. Jackson, seconded by Viriden

Roll Call

Viriden, Carballido, Douglas, Ms. Jackson, Davis, Mr. Jackson

Not Present: R. Jones

Request motion to close hearing of ZBA Case 02-2017 Zoning Map Amendment at 1251 Skokie Highway

Moved to approve by Carballido, seconded by G. Jackson

Roll Call

Viriden, Carballido, Douglas, Ms. Jackson, Davis, Mr. Jackson

Not Present: R. Jones

- V. Request a motion to adjourn meeting

Motion moved by Carballido, seconded by Viriden

Roll Call

Virden, Carballido, Douglas, Ms. Jackson, Davis, Mr. Jackson

Not Present: Jones

Meeting adjourned at 6:45 p.m.

**ZONING BOARD OF APPEALS MEETING
THURSDAY, MARCH 2, 2017**

MINUTES

The Zoning Board of North Chicago met in a regular meeting Thursday, March 2, 2017 at 6:15 p.m. in the City Council Chambers at 1850 Lewis Avenue

I. Call To Order/Attendance

Roll Call

Present: D. Virden, P. Carballido, A. Jackson, A. Douglas, G. Jackson

Not Present: H. Davis, R. Jones

R. Jones arrived at 6:16 p.m.

**II. Approval of Meeting Minutes for November 10, 2016 and December 22, 2016
Motion to approve Meeting Minutes with correction to December 22, 2016 Minutes**

Moved by P. Carballido

Seconded by A. Douglas

Roll Call

Present: D. Virden, P. Carballido, R. Jones, A. Jackson, A. Douglas, G. Jackson

Not Present: H. Davis

III. New Business

**Zoning Board of Appeals Roles and Responsibilities (Training)
David Silverman and Dan Bollin (Attorney with Ancel and Glink)**

Zoning Board Training with Ancel & Glink

Part One: Overview of the development approval process

Part Two: Jurisdiction, Procedures, and Public Hearings

Training continued to March 16th at 6:00p.m.

Motion to adjourn meeting

Motion by Ms. G. Jackson

Seconded by Ms. A. Douglas

Roll Call:

Present: D. Virden, P. Carballido, R. Jones, A. Jackson, A. Douglas, G. Jackson

Not Present: H. Davis

Meeting adjourned at 7:34 pm

**ZONING BOARD OF APPEALS MEETING
THURSDAY, MARCH 16, 2017**

MINUTES

The Zoning Board of North Chicago met in a regular meeting Thursday, March 16, 2017 at 6:16 pm in the Police Training Room at 1850 Lewis Avenue

Zoning Board of Appeals Roles and Responsibilities (Training)

I. Call To Order

II. Roll Call

**Present: D. Virden, H. Davis, P. Carballido, A. Jackson, A. Douglas, G. Jackson
Not Present: R. Jones**

III. Old Business

**A. Zoning Board of Appeals Roles and Responsibilities (Training)
Dan Bollin (Ancel & Glink) conducting the meeting**

Zoning Board of Appeals Training with Ancel & Glink

Renee Jones joined the meeting at 6:23 pm

IV. Motion to adjourn the meeting

**Moved by P. Carballido
Seconded by A. Douglas**

Roll Call

Present: D. Virden, H. Davis, P. Carballido, A. Jackson, A. Douglas, G. Jackson, R. Jones

Meeting adjourned at 7:44 pm

**ZONING BOARD OF APPEALS MEETING
THURSDAY, APRIL 6, 2017**

MINUTES

The Zoning Board of North Chicago met in a regular meeting Thursday, April 6, 2017 at 6:15 pm in the Police Training Room at 1850 Lewis Avenue

Approval of Meeting Minutes for March 30, 2017

Approval of Public Hearing ZBA Case 03-2017 2300 Martin Luther King Jr. Drive - Special Use Permit for Banquet or Reception Hall

I. Call To Order

Roll Call

Present: D. Virden, H. Davis, P. Carballido, A. Jackson, R. Jones, G. Jackson

Not Present: A. Douglas

II. Approval of Meeting Minutes for March 30, 2017

Moved to approve

Moved by H. Davis

Seconded by P. Carballido

Roll Call

Present: D. Virden, H. Davis, P. Carballido, A. Jackson, R. Jones, G. Jackson

Not Present: A. Douglas

III. Approval of ZBA Case 03-2017 2300 Martin Luther King Jr. Drive - Special Use Permit for Banquet or Reception Hall

Moved to approve

Moved by D. Virden

Seconded by H. Davis

Roll Call

Present: D. Virden, H. Davis, P. Carballido, A. Jackson, R. Jones, G. Jackson

Not Present: A. Douglas

Motion to adjourn meeting

Moved by H. Davis

Seconded by P. Carballido

Roll Call:

Present: D. Virden, H. Davis, P. Carballido, A. Jackson, R. Jones, G. Jackson

Not Present: A. Douglas

Meeting adjourned at 6:55pm

**ZONING BOARD OF APPEALS MEETING
THURSDAY, APRIL 27, 2017
MINUTES**

The Zoning Board of North Chicago met in a regular meeting Thursday, April 27, 2017 at 6:00p.m. in the City Council Chambers at Lewis Avenue

Public Hearing

Case ZBA 04-2017 - 1119 10th Street - Special Use Permit for Tavern

Case ZBA 05-2017 - Zoning Ordinance - Text Amendment

Case ZBA 06-2017 - Sign Ordinance - Text Amendment

I. Call to Order/Attendance

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, G. Jackson, A. Jackson

Not Present: P. Carballido

II. Approval of Minutes for April 27, 2017 will be chaired for next meeting on May 11, 2017.

III. Motion to open Public Meeting ZBA 04-2017

Moved to approve by G. Jackson

Seconded by A. Douglas

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, G. Jackson, A. Jackson

Not Present: P. Carballido

Petitioner Comments:

Bernie Starks - This location has been vacant for a while and would like to make it safe for everyone to come and have a good time. This will be a sports bar, similar to Toby's.

Board Member Questions:

Angelica Douglas: What will be your hours?

Bernie Starks: Monday-Thursday 8:30am - 12:30am and Friday-Sunday 8:30am-2:00am, the hours will be corrected if needed.

Board Member Questions

Renee Jones: What age range are you hoping to attract?

Petitioner Comments

Bernie Starks: Definitely does not want the younger crowd. Working people, retirees, people that will respect the patrons.

Public Comments:

Kari Balonge 2222 Prospect, Racine WI

This business is a good idea and would be a nice and friendly place.

Staff Recommendation-

Staff recommends approval of the Special Use Permit at 1119 10th Street with the following conditions:

The property owner secure an agreement with the adjacent property owner (Lake County Department of Transportation) to secure additional parking that is necessary for increase in capacity.

Board motion to approve, deny, or no motion.

Moved to approve by R. Jones

Seconded by G. Jackson

Roll Call

Approved:

D. Virden, R. Jones, A. Douglas, G. Jackson, A. Jackson

Deny:

H. Davis

Not Present:

P. Carballido

Motion to close meeting

Moved to approve by H. Davis

Seconded by R. Jones

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, G. Jackson, A. Jackson

Not Present: P. Carballido

IV. Open Public Hearing ZBA-05-2017 Zoning Ordinance Text Amendment

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, G. Jackson, A. Jackson

Not Present: P. Carballido

Motion to continue Public Hearing ZBA 05-2017 Zoning Ordinance Text Amendment

Moved to approve by H. Davis

Seconded by G. Jackson

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, G. Jackson, A. Jackson

Not Present: P. Carballido

V. Motion to open Public Hearing ZBA 06-2017 Sign Ordinance Text Amendment

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, G. Jackson, A. Jackson

Not Present: P. Carballido

Motion to close ZBA 06-2017 Sign Ordinance Text Amendment

Moved to approve by G. Jackson

Seconded by H. Davis

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, G. Jackson, A. Jackson

Not Present: P. Carballido

VI. Motion to adjourn meeting

Moved by H. Davis

Seconded by A. Douglas

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, G. Jackson, A. Jackson

Not Present: P. Carballido

Meeting adjourned at 6:55pm

**ZONING BOARD OF APPEALS MEETING
THURSDAY, MAY 11, 2017
MINUTES**

The Zoning Board of North Chicago met in a regular meeting Thursday, May 11, 2017 at 6:05 p.m. in the City Council Chambers at 1850 Lewis Avenue

Approval of Minutes of ZBA Meeting, March 2, 2017

Approval of Minutes of ZBA Meeting, March 16, 2017

Approval of Minutes of ZBA Meeting, April 6, 2017

Approval of Minutes of ZBA Meeting, April 27, 2017

Public Hearing ZBA-05-2017 Zoning Ordinance Request - Text Amendment (Continued)

Public Meeting ZBA-04-2017 1119 10th Street - Special Use Permit for Tavern

I. Call to Order/Attendance

Roll Call

Present: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson

Not Present: G. Jackson

II. Approval of Minutes of ZBA Meeting, March 2, 2017

Moved by P. Carballido

Seconded by A. Douglas

G. Jackson arrived at 6:07 p.m.

Roll Call

Approved: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson, G. Jackson

Minutes Approved

III. Approval of Minutes of ZBA Meeting, March 16, 2017

Moved by R. Jones

Seconded by D. Virden

Roll Call

Approved: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson, G. Jackson

Minutes Approved

IV. Approval of Minutes of ZBA Meeting, April 6, 2017 (with R. Jones edit of attendance)

Moved by R. Jones

Seconded by H. Davis

Roll Call

Approved: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson, G. Jackson

Minutes Approved

V. Approval of Minutes of ZBA Meeting, April 27, 2017

Moved by A. Douglas

Seconded by D. Virden

Roll Call

Approved: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson, G. Jackson

Minutes Approved

VI. Old Business

ZBA-05-2017 Public Hearing Zoning Ordinance Request -Text Amendment

(Continued)

Discussion of formally merge the (ZBA) and Plan Commission (PC) into one entity

Discussion of Zoning Board meeting on the 2nd and 4th Monday of each month

Discussion of title change - Economic and Community Development Director to Zoning Administrator

Discussion of Sign Variances - eliminating language referencing the sign variation process from the Zoning Ordinance.

Motion to approve proposal of amendment changes

Moved by G. Jackson

Seconded by P. Carballido

Roll Call

Approved: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson, G. Jackson

Motion to close the public meeting ZBA-05-2017

Moved by A. Douglas

Seconded by D. Virden

Roll Call

Approved: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson, G. Jackson

**VII. ZBA-04-2017 Approval of Findings of Fact - Special Use Permit for Tavern
1119 10th Street**

Motion to approve findings of fact ZBA-04-2017

Moved by H. Davis

Seconded by D. Virden

Roll Call:

Approved: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson, G. Jackson

Abstain: P. Carballido

Motion to adjourn

Moved by H. Davis

Seconded by D. Virden

Roll Call

Approved: D. Virden, H. Davis, R. Jones, A. Douglas, P. Carballido, A. Jackson, G. Jackson

Meeting adjourned at 7:01 pm

ZONING BOARD OF APPEALS MEETING
MONDAY, AUGUST 14, 2017

MINUTES

The Zoning Board of North Chicago met in a regular meeting Monday August 14, 2017 at 6:06 p.m. in the City Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

Approval of Minutes of ZBA Meeting, May 25, 2017
ZBA 16-012 Public Hearing - Final Plat of Subdivision
PZC 07-2017 Public Hearing - Petition for Special Use Permit for Packaged Liquor
PZC 08-2017 Public Hearing - Petition for Variance
PZC 09-2017 Public Hearing -Text Amendment

I. Call To Order/Attendance

Roll Call

Present: D. Virden, H. Davis, P. Carballido, A. Jackson, A. Douglas, G. Jackson

Not Present: R. Jones

II. Approval of Minutes ZBA Meeting, May 25, 2017

Moved by H. Davis, seconded by P. Carballido

Roll Call

D. Virden- Y

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

III. Old Business - ZBA 16-012 Family Dollar PUD Request of Final Plat of Subdivision
1400 Lewis Ave.

Previous approval in 2016 for new development.

Moved by P. Carballido, seconded by A. Douglas

Roll Call

D. Virden- Y

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

Motion to open Public Meeting

Moved by D. Virden, seconded by H. Davis

Roll Call

D. Virden- Y

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

IV. A. New Business - PZC 07-2017 2132 Green Bay Road
Special Use Permit for Packaged Liquor

Petitioner Matt Ackerman (Graham Enterprises Inc) – rebuilding space to a modern convenience store.

Brian Witty (Graham Enterprises Inc) – Reinvesting in the North Chicago property and looking to make a return on those investments.

Board Member Questions/Comments:

A. Jackson - How close is the proximity to schools?

Brian Witty - We are very responsible of age restrictive products and each location is unique.

D. Virden - What will be the hours at the location?

Brian Witty - Access to the facility will be 24 hours a day, certain areas will be closed part of the day.

Public Comments:

John Price (District 187 Schools) – concern about the concentration of liquor stores and sales in the area, near Green Bay Middle School.

Petitioner's Response:

Brian Witty – Data shows no additional liquor will be consumed but shows difference in place where it is purchased.

Moved by P. Carballido (with conditions – complying with nuisance ordinance and enforced by liquor commissioner if violated), seconded by D. Virden

Roll Call

D. Virden- Y

H. Davis- N

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

Motion to close Public Meeting

Moved by P. Carballido, seconded by D. Virden

B. New Business - PZC-08-2017 2132 Green Bay Road
Petition for Variance

Petitioner Matt Ackerman (Graham Enterprises Inc.) – requesting variance at location to improve landscape as much as possible.

Moved by G. Jackson, seconded by A. Douglas

Roll Call

D. Virden- Y

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

Motion to close Public Meeting

Moved by P. Carballido, seconded by H. Davis

Roll Call

D. Virden- Y

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

C. PZC-09-2017 Zoning Ordinance
Text Amendment – Adjustments to amendments

Nimrod Warda explains specifications to corner properties. Commercial Use and Residential Special Use.

Moved by H. Davis, seconded by P. Carballido

Roll Call

D. Virden- Y

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

Motion to close Public Hearing

Moved by D. Virden, seconded by H. Davis

Roll Call:

D. Virden- Y

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

Motion to adjourn

Moved by P. Carballido, seconded by H. Davis

Roll Call:

D. Virden- Y

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

Meeting adjourned at 8:00 p.m.

PLANNING & ZONING COMMISSION
MONDAY, SEPTEMBER 25, 2017

The Zoning Board of North Chicago met in a regular meeting Monday, September 25, 2017 at 6:11 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

Approval of Minutes of ZBA Meeting, September 11, 2017
PZC 09-2017 - Findings of Fact (3) Text Amendments
PZC 10-2017 - 1700 Sheridan Road, Petition for Limited Commercial Residence
PZC 11-2017 - Petition for Special Use Permit for Day Care Facility

I. Call To Order/Attendance

Roll Call

Present: H. Davis, P. Carballido, A. Douglas, G. Jackson

Not Present: A. Jackson, R. Jones, D. Virden

II. Approval of Minutes ZBA Meeting, September 11, 2017

Moved to approve by H. Davis, A. Douglas

Roll Call

D. Virden- A

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-A

A. Douglas-Y

G. Jackson-Y

III. PZC-09-2017 – Findings of Fact (3)
Zoning Ordinance – Text Amendments

1. Approval of Text Amendment – Live Work/Space

Moved to approve by A. Douglas, seconded by G. Jackson

Roll Call

D. Virden- A

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-A

A. Douglas-Y

G. Jackson-Y

2. Approval of Text Amendment – Site Triangle

Moved to approve by A. Douglas, seconded by H. Davis

Roll Call

D. Virden- A
H. Davis- Y
R. Jones- A
P. Carballido- Y
A. Jackson-A
A. Douglas-Y
G. Jackson-Y

3. Approval of Text Amendment – Transportation Uses

Moved to approve H. Davis, seconded by A. Douglas

Roll Call

D. Virden- A
H. Davis- Y
R. Jones- A
P. Carballido- Y
A. Jackson-A
A. Douglas-Y
G. Jackson-Y

IV. PZC-10-2017 – Findings of Fact (1)
1700 Sheridan Road
Request for Special Use Permit
For Limited Commercial Residence

Moved to approve by H. Davis, seconded by A. Douglas

Roll Call

D. Virden- A
H. Davis- Y
R. Jones- A
P. Carballido- Y
A. Jackson-A
A. Douglas-Y
G. Jackson-Y

V. PZC-11-2017 – Public Hearing
1114 14th Street
Request: Petition for Special Use Permit
For Day Care Facility

This Public Hearing is scheduled for Oct. 9, 2017 Zoning Board Meeting.

Motion made to adjourn meeting

Moved to approve by H. Davis, seconded by A. Douglas

Roll Call

D. Virden- A

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-A

A. Douglas-Y

G. Jackson-Y

Meeting adjourned at 6:20 p.m.

PLANNING & ZONING COMMISSION
MONDAY, OCTOBER 9, 2017

The Zoning Board of North Chicago met in a regular meeting Monday, October 9, 2017 at 6:01 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

Approval of Minutes of ZBA Meeting, September 25, 2017
PZC-11-2017 Public Hearing Special Use Permit 1114 14th Street

I. Call To Order/Attendance

Roll Call:

Present: A. Douglas, G. Jackson, A. Jackson, R. Jones, G. Carr

Not Present: H. Davis, P. Carballido

II. Approval of Minutes ZBA Meeting, September 25, 2017

Moved to approve by A. Douglas, seconded by G. Jackson

Roll Call

G. Carr- Y

H. Davis- A

R. Jones- Y

P. Carballido- A

A. Jackson-Y

A. Douglas-Y

G. Jackson-Y

III. New Business

PZC-11-2017 Public Meeting 1114 14th St. - Special Use Permit/Daycare Facility

Motion to open Public Meeting

Roll Call

G. Carr- Y

H. Davis- A

R. Jones- Y

P. Carballido- A

A. Jackson- Y

A. Douglas- Y

G. Jackson- Y

Petitioner's Comments:

Debora Cutrer (1410 20th St., North Chicago, IL) Y. Hodge (1832 Sheridan Rd., Round Lake Beach, IL)

Debora Cutrer- We plan on opening a daycare center in North Chicago. We would like to house at least 20 kids from the ages of 3 months to 13 years of age. We're currently working with DCFS in getting our license and taking courses.

Board Questions/Comments:

A. Jackson- Do you have a General Contractor or are some of the things listed will be done in-house?

Petitioner's Response:

Debora Cutrer- Some of the things will be done in-house, we also have a Contractor named Dorsey Christenson working with us.

Board Questions/Comments:

G. Carr- This is a great idea and it's in a good location and very well needed.

R. Jones- Are you purchasing the building? And are you currently in the daycare business?

Petitioner's Response:

Yes, we are purchasing the property. I'm currently retired as a Human Resource Specialist and always wanted to start a daycare center.

Board Questions/Comments:

A. Jackson- You made a comment about education and taking classes, are these state classes for licensing?

Petitioner Response:

Debora Cutrer- DCFS gave us a packet of requirements for opening a daycare and we're required to take classes online.

P. Carballido joined the meeting at 6:10pm.

Board Questions/Comments:

A. Jackson- Have you guys opened a daycare before?

Petitioner's Response:

Y. Hodge- Yes, I had licensing before and now renewing my license because I've moved from Atlanta.

Board Questions/Comments:

P. Carballido- What is your desire to open a daycare?

Petitioner's Response:

Y. Hodge- I always wanted to open a daycare since I was young.

Board Questions/Comments:

A, Jackson- There are laws in place on how many kids per the teachers, how many teachers will you have?

Petitioner's Response:

Y. Hodge- We are starting with 3 teachers and 3 teacher aides. Teachers can take about 5-8 kids and one teacher aide.

Board Questions/Comments:

G. Jackson- What is the time period of finishing up the construction?

Petitioner's Response:

Debora Cutrer- We are looking to open the first or second quarter of 2018.

Board Questions/Comments:

A. Jackson- Says in the plans that it will be a curb cut from Glen Drive?

Petitioner Response:

D. Cutrer- I have had bids to redo the parking lot but have not made a decision of the contractor yet.

Board Questions/Comments:

R. Jones - Will there be a boys and girls bathroom areas?

Petitioner Response:

D. Cutrer- There will only be one bathroom.

Board Questions/Comments:

P. Carballido- What is your policy when children go to the bathroom with Staff?

Petitioner Response:

Y. Hodge- We have not made a decision regarding that policy yet.

Board Questions/Comments:

G. Jackson- Why have the paperwork from DCFS not completed first?

Y. Hodge- We are required to go through the Zoning process before DCFS approves us.

Staff recommends approval with the following conditions that all improvements are completed prior to issuance of the certificate of occupancy and business license.

Public Comment:

Lamont Hanna (1517 Kemble Avenue)- in favor, think it will be a plus for North Chicago.

Moved to approve by R. Jones, seconded by P. Carballido

Roll Call:

G. Carr- Y
H. Davis- A
R. Jones-Y
P. Carballido-Y
A. Jackson- Y
A. Douglas- Y
G. Jackson-Y

IV. Approval of Findings of Fact PZC-11-2017 Special Use Permit 1114 14th Street

Moved to approve by G. Jackson, seconded by A. Douglas

Roll Call:

G. Carr- Y
H. Davis- A
R. Jones- Y
P. Carballido- Y
A. Jackson- Y
A. Douglas- Y
G. Jackson- Y

Motion to close Public Hearing PZC-11-2017 Special Use Permit 1114 14th Street

Moved to approve by R. Jones, seconded by A. Douglas

Roll Call:

G. Carr- Y
H. Davis- A
R. Jones- Y
P. Carballido- Y
A. Jackson- Y
A. Douglas- Y
G. Jackson- Y

Motion to adjourn meeting

Moved to approve by G. Jackson, seconded by P. Carballido

Roll Call:

G. Carr- Y
H. Davis- A
R. Jones- Y
P. Carballido- Y

A. Jackson- Y
A. Douglas- Y
G. Jackson- Y

Meeting adjourned at 6:47pm

PLANNING & ZONING COMMISSION
MONDAY, OCTOBER 23, 2017

MINUTES

The Zoning Board of North Chicago met in a regular meeting Monday October 23, 2017 at 6:08 p.m. in the City Council Chambers at 1850 Lewis Avenue, North Chicago, IL.

Approval of Minutes of ZBA Meeting, October 9, 2017

ZBA-16-012 Public Hearing, Special Use Permit – SW Corner of 14th Street and Lewis Ave.

PZC-12-2017 Public Hearing, Zoning Map Amendment – SW Corner of 14th Street and Lewis Ave.

PZC-13-2017 Public Hearing, Petition for Variance 1701 Greenfield Ave.

I. Call To Order/Attendance

Roll Call

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

Not Present: A. Jackson, G. Jackson

II. Approval of Minutes ZBA Meeting, October 9, 2017

Moved to approve by H. Davis, seconded by P. Carballido

Roll Call

G. Carr- Y

H. Davis- Y

R. Jones- Y

P. Carballido- Y

A. Jackson-A

A. Douglas-Y

G. Jackson-A

G. Jackson joined the meeting at 6:10pm

III. Old Business - ZBA 16-012 Family Dollar – SW Corner of 14th Street and Lewis Avenue.

Motion to open Public Meeting

Roll Call

G. Carr- Y
H. Davis- Y
R. Jones- Y
P. Carballido- Y
A. Jackson-A
A. Douglas-Y
G. Jackson-Y

Staff Comments:

Nimrod Warda – Previous ZBA Hearing was determined that a detention at the site was not needed, but now our Engineering Firm found that additional detention needs to be added to the site. The previous approved site plan will change to accommodate the existing site plan showing the location of the detention.

Board Questions/Comments:

H. Davis – Is this about the easements?

Staff Comments:

Nimrod Warda – Changing the plat of subdivision. This is now two rectangular shape parcels.

Petitioner's Opening Comments:

David Soto (Atwater Group) – Here to formalize what took place during the approval process when it was brought to our attention that additional detention was needed based on historical maps. We had land next to our property that we will absorb and donate the remaining property to the City.

Public Comments:

Tom Adaris (1911 14th St.) – Lives across the street from Family Dollar. Not in favor, the garbage and noise will disturb the peace in the neighborhood. Whenever a Family Dollar goes into a neighborhood the property values goes down 33% and crime goes up. We should be offered some type of tax relief.

Staff Comments:

Nimrod Warda – We are well aware of misconceptions with retailers like Family Dollar.

Public Comments:

Tom Adaris – Did you do your history when they were down on 23rd Street?

Staff Comments/Responses:

Nimrod Warda – We have concerns with the debris with all of our retailers in the community. This building design is actually positioned closest to the street that would be a buffer between the parking lot that you would hear and see noise concerns from the residents to the east. The debris should hit the building first before it blows anywhere else. We have requested with Family Dollar to have periodic reviews with staffing to check the lot once or twice a day for excessive debris. This Family Dollar will also be providing grocery option in the store.

Petitioner's Comments/Responses:

David Soto (Atwater Group) –The distinction with this Family Dollar is that they will have an array of goods. No fresh fruits or vegetable, but items familiar with grocery stores. This store will also have traditional grocery store hours.

Public Comments:

Alderman Carl Evans (2205 Seymour) – Excited the business is coming but is concerned about garbage and empty boxes blowing into the streets, like at Dollar General. Maybe a fence behind it will help prevent items blowing into the streets.

Staff Comments:

Nimrod Warda – This Family Dollar business model does not include carts for boxes that you see at Dollar General. They will keep boxes inside the facility and only bring them out for recycling purposes. This building is also position closer to the intersection that would provide a buffer in catching some of those concerns, like sound, light and trash.

Board Questions/Comments:

P. Carballido – Be aware of such items, like zip lock bags that are consistently being purchased from people who are suspicious. Keep in mind of such items and products where it may be an issue in the community, like drugs.

Board Questions/Comments:

G. Carr – This is a fantastic idea and its bringing new revenue to town. The loud noise in the area is coming from the service station.

Public Comments:

Tom Adaris - I have previously called the police on the gas station about the noise and it has been toned down quite a bit.

Public Comments:

Tom Adaris – Mr. Soto, what type of title do you have with Family Dollar?

Petitioner's Comments/Responses:

David Soto – We are a developer for Family Dollar.

Public Comments:

Tom Adaris – So you don't have a say in their policy at Family Dollar and once it's built you will walk away and we will have to deal with it.

Petitioner's Comments/Responses:

David Soto - I have a long history with Family Dollar and know how they work as a company.

Staff recommends approval for Special Use Permit.

Moved to approve by P. Carballido, seconded by G. Carr.

Roll Call

G. Carr-Y

H. Davis- Y

R. Jones- Y

P. Carballido- Y

A. Jackson- A

A. Douglas-Y

G. Jackson- Y

Motion to close public hearing

Moved by P. Carballido, seconded by A. Douglas

Roll Call

G. Carr-Y

H. Davis- Y

R. Jones- Y

P. Carballido- Y

A. Jackson- A

A. Douglas-Y

G. Jackson- Y

**IV. New Business – PZC-12-2017 SW Corner of 14th Street and Lewis Avenue
Zoning Map Amendment**

Staff Comments:

Nimrod Warda – Zoning Map Amendment change from B1 to B2 to provide flexibility to the City for future development.

Staff recommends approval for Zoning Map Amendment.

Motion to approve by H. Davis, seconded by A. Douglas

Roll Call
G. Carr-Y
H. Davis- Y
R. Jones- Y
P. Carballido- Y
A. Jackson- A
A. Douglas-Y
G. Jackson- Y

Motion to close public hearing

Moved by H. Davis, seconded by A. Douglas

Roll Call
G. Carr-Y
H. Davis- Y
R. Jones- Y
P. Carballido- Y
A. Jackson- A
A. Douglas-Y
G. Jackson- Y

P. Carballido left the meeting.

V. PZC-13-2017 1701 Greenfield Avenue - Petition for Variance

Petitioner's Opening Comments:

Marcus Williams (1701 Greenfield) – Building a shed right next to the garage, inside my fence its 5 foot 6 by 30 that will attach to the side of the garage.

Staff Comments:

Nimrod Warda – Applicant located on corner of an alley on 17th street, directly to the right is a bike path, where no neighboring structures and no nuisance complaints that can be made from an adjacent neighbor.

Board Questions/Comments:

R. Jones – Normally this would have to be setback 5 feet?

Staff Comments:

Nimrod Warda – Yes, the garage is about 5 and a half or 6 feet as it stands today. This will utilize space that has no real purpose.

Public Comments:

Naomi Lewis (1635 Greenfield) – In favor, I'm within 250 feet of this property and see no problem with this being built.

Staff recommends approval of petition.

Moved to approve G. Jackson, seconded by H. Davis

Roll Call

G. Carr-Y

H. Davis- Y

R. Jones- Y

P. Carballido- A

A. Jackson- A

A. Douglas-Y

G. Jackson- Y

Motion to close Public Hearing

Moved by H. Davis, seconded by G. Jackson

Roll Call

G. Carr-Y

H. Davis- Y

R. Jones- Y

P. Carballido- A

A. Jackson- A

A. Douglas-Y

G. Jackson- Y

Motion to adjourn meeting

Moved by H. Davis, seconded by G. Carr

Roll Call

G. Carr-Y

H. Davis- Y

R. Jones- Y

P. Carballido- A

A. Jackson- A

A. Douglas-Y

G. Jackson- Y

Meeting adjourned at 6:56pm

PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 11, 2017

MINUTES

The Zoning Board of North Chicago met in a regular meeting Monday December 11, 2017 at 6:12 pm in the West Conference Room at 1850 Lewis Avenue, North Chicago, IL.

Approval of Minutes of ZBA Meeting, November 27, 2017

PZC-16-2017 Public Hearing 3106 21st Place - Approval of Front Yard Setback Encroachment

PZC-15-2017 Public Hearing 3333 North Green Bay Road – Approval of Planned Unit Development

I. Call To Order/Attendance

Roll Call

Present: H. Davis, P. Carballido, A. Douglas, G. Jackson

Not Present: G. Carr, A. Jackson, R. Jones

II. Approval of Minutes ZBA Meeting, November 27, 2017

Motion to approve

Moved by H. Davis, seconded by G. Jackson

Roll Call

G. Carr- A

H. Davis- Y

R. Jones- A

P. Carballido- Y

A. Jackson-A

A. Douglas-Abstain

G. Jackson-Y

III. PZC-16-2017 Public Hearing 3106 21st Place, Approval of Front Yard Setback Encroachment

Motion to open Public Meeting

Moved by A. Douglas, seconded by G. Jackson

Roll Call

G. Carr- A

H. Davis- Y

R. Jones- A

P. Carballido- Y
A. Jackson-A
A. Douglas-Y
G. Jackson-Y

Petitioner's Comments:

David Stoner (3106 21st Place) – I had to remove the front stoop because my sewer drain cracked. I would like to build a deck in front of my house to be able to use the front porch.

R. Jones joined the meeting at 6:18 pm

Staff Recommendation:

Approves the Front Yard Setback Encroachment.

Motion to approve

Moved by H. Davis, seconded by A. Douglas

Roll Call:

G. Carr- A
H. Davis- Y
R. Jones- Y
P. Carballido- Y
A. Jackson-A
A. Douglas-Y
G. Jackson-Y

Motion to close Public Hearing

Moved by H. Davis, seconded by G. Jackson

Roll Call:

G. Carr- A
H. Davis- Y
R. Jones- Y
P. Carballido- Y
A. Jackson-A
A. Douglas-Y
G. Jackson-Y

IV. PZC-15-2017 Public Hearing 3333 Green Bay Rd

Motion to open Public Meeting

Moved by H. Davis, seconded by R. Jones

Roll Call:

G. Carr- A

H. Davis- Y

R. Jones- Y

P. Carballido- Y

A. Jackson-A

A. Douglas-Y

G. Jackson-Y

Petitioner's Opening Comments:

John Nyle (Executive Vice President for Finance Administration of Rosalind Franklin University) – the university currently has 58,000 square feet of lab space that was built in 1980 designed from 1970. We need to modernize our lab space to be competitive in the marketplace for new discoveries and keep our scientists. We would like to build 100,000 sq. ft. wet lab space (lab space with gas, water, etc.) directly behind the existing building on Green Bay Rd. Since the City's ordinance passed that nothing can be higher than 3 stories, we are asking for a variance to make it 4 stories. We plan to build all new labs from the 65,000 sq. ft. and open the other 35,000 sq. ft. to research companies to work collaboratively with our faculty to help create new discoveries in biomedical sciences. We've done internal parking surveys and built a new parking lot and in compliance with parking regulations. Existing staff will be moving to the new space and the added amount of new people should be about 30-50 from the new companies. The old space will be remodeled for additional classes, we call dry space. We are requesting a variance to add 4th floor.

Board Questions/Comments:

R. Jones - Will the new construction be at the same height as the existing?

Petitioner's Response:

J. Nyle – Correct, it will be at the same height.

Board Questions/Comments:

P. Carballido – Will the parking situation stay the same?

Petitioner's Response:

John Nyle – We built a new parking lot to accommodate this and we also plan on building additional parking across from the water tower, we plan to exceed the minimum parking spaces.

Board Questions/Comments:

R. Jones- what is the minimum parking spaces?

Staff Comments:

Nimrod Warda – we have a different opinion on this from the applicant. We asked for a parking study to provide an estimate of number of spaces required. We have been provided a draft of the study and it seems they will be fairly close to the number of parking spaces. We did receive one concern from the Navy about the height and security with the new structure, it gives sight lines into there barracks. Also with expansion on existing use it requires a special use permit to be updated.

Board Questions/Comments:

P. Carballido – Are we talking about the applicant in regards of the research companies that will be using the 4th floor?

Staff Comments:

Nimrod Warda – Not knowing who they are or what they are doing, we might run into circumstances where they technically be precluded from operating at the sight without special use permit.

Petitioner's Comments:

John Nyle – One would already have a medical education overly district, that lays down what can and cannot be done on the property and any company that will be coming in will need to conform to that existing code in place.

Board Questions/Comments:

P. Carballido - Are you comfortable with that existing code?

Staff Comments:

Nimrod Warda - No, staff takes a different opinion. We request that it simply be included and be transparent to the public and no ambiguity to the matter.

Board Questions/Comments:

P. Carballido - And you understand that from a public standpoint?

Petitioner's Comments:

John Nyle - We have been following the same code for 37 years, not for sure why we would need to go beyond that.

Staff Comments:

Nimrod Warda - Different of opinions and understanding of the code.

Board Questions/Comments:

G. Jackson – What is the name of the building?

Petitioner's Comments:

John Nyle – The building has not been named, it will be a research building part of Rosalind University.

Board Questions/Comments:

P. Carballido – Please tell us a little bit about the research?

Petitioner's Comments:

Ronald Kaplan (Executive Vice President of Research at Rosalind Franklin University) – We have been able to attract top scientists from across the country to our university for the last 15 years. The building that they are in now is no longer state of the art or modern facility. We are not going to be able to retain this talent without this state of art facility. Our discovery science is top notch. We want to translate basic discovery science into development into new therapeutics to help mankind.

Board Comments/Questions:

P. Carballido – Any questions?

Petitioner's Comments:

Joe Hyseke (Director of Community Relations) – The University met with the Navy on October 6th as part of a preliminary conversation to this instruction and we were not made aware of any concerns. We were told that Captain Hawkins (commander at the base) was in full support of the expansion and we also received a letter of support from Dr. Holt from the VA as well.

Board Questions/Comments:

P. Carballido – Do you have an idea of what alternatives that would make them feel more at ease?

Petitioner's Comments:

Joe Hyseke – Our head security is in constant contact with the Naval Security at Great Lakes, the Navy offered to make a threat assessment upon completion to identify any points to address with security.

Board Questions/Comments:

R. Jones – Since you already have a building with that height, have this concern been brought up before?

Petitioner's Comments:

John Nyle - No, we have our dorms that are closer to the Navy base and they are five stories, our chief of security is an Ex-Navy person and we have a close working relationship with the VA and Navy team. We will continue to meet and find out what their concerns are and sure we can address them.

Staff Comments:

Nimrod Warda – Our previous discussions with William Dafoe was the issue with traffic and Friday graduations, and will this make an impact on general workflow getting to and from the base.

Board Questions/Comments:

G. Jackson – What do you guys feel that they feel are a threat?

Petitioner's Comments:

John Nye - We don't understand because our existing buildings face that way, are that height and actually closer. We definitely need to have further discussions with the Navy and find out what concerns they have and address them.

P. Carballido:

With the additional parking, where will the access snow be pushed to?

Nimrod Warda:

They have plenty of landscape for the snow to be pushed to and not a concern from our end.

R. Jones – Is there reason of concern about the special use permit?

Staff Comments:

N. Warda – No, we will be supportive of the proposed uses. We want it to be clear to the public that the intent is to allow more flexibility to the site.

Staff Recommendation:

N. Warda – One parameter we do not meet from the standards for variations - that the requested variation will not impair an adequate supply of light and air to adequate property, substantially increase congestion on public roads, increase the potential damage of fire, flood, or otherwise endanger the public safety. Because of the Navy concerns with Public Safety, we cannot adhere to those standards and without the traffic study completed we cannot say this will not create increase congestion on public roadway. We would recommend continuance in order to resolve this matter.

Board Questions/Comments:

P. Carballido – Would it be too far off to continue on Jan 8th or would you like a special hearing to agree upon today?

Petitioner's Comments:

John Nye- It would be the availability of the Navy to discuss the issues. The other issue is the actual need of the traffic study. We will be moving existing people and not adding that many and questioning the cost and time it takes to do a traffic study. Is this truly required since this isn't a brand new building with all new people coming in and the vast majority of people are already part of the traffic flow that currently exists?

Board Questions/Comments:

P. Carballido- So you feel that you will have the discussion with the Navy but questions if the traffic study is really needed?

Petitioner's Comments:

John Nye- We will do the traffic study if asks but questions if it's really needed.

Staff Comments:

N. Warda- City does require traffic study of any scale of development.

Petitioner's Comments:

Joe Hyseke – Would the Navy need to give a formal statement to go forward?

Staff Comments:

V. Barrera - City would want some type of documentation saying they are comfortable with the project.

Petitioner's Comments:

R. Kaplan – What happens if Navy responds and it takes several months internally?

Staff Comments:

V. Barrera - We would then ask the applicant to help the city to be ahead of those concerns and address any issues that arise.

Motion for continuance on January 8, 2018

Moved by A. Douglas, seconded by G. Jackson

Roll Call:

G. Carr- A

H. Davis- Y

R. Jones- Y

P. Carballido- Y

A. Jackson-A

A. Douglas-Y

G. Jackson-Y

Meeting adjourned at 7:26 pm