

PLANNING & ZONING COMMISSION  
MONDAY, MARCH 8, 2021 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, February 8, 2021, via Zoom at 6:09 p.m.

I. Call to order/Attendance

Present: R. Jones, P. Carbillido, H. Davis, G. Carr, G. Jackson, A. Douglas  
Absent: A. Jackson

Motion to Nominate P. Carbillido as chair for the meeting  
March 8, 2021

Motioned by: G. Jackson seconded by R. Jones  
Ayes; G. Jackson, R. Jones, P. Carbillido, H. Davis, G. Carr, A. Douglas  
Abstain:  
Nayes:  
Absent: A. Jackson

II. Approval of February 22, 2021 meeting minutes

V. Barrera stated the meeting Minutes for tonight's meeting would be presented on March 22, 2021

III. Old Business –None

IV. New Business:

- a.** PZC 02-2021 Special Use Permit for 1) craft spirits blending, mixing and distribution, 2) craft spirits retail sales, 3) craft spirits tasting room, and 4) banquet or reception hall at 2300 Martin Luther King Jr. Drive (PINs 12-05-122-034, 12-05-122-035, 12-05-122-036, 12-05-122-037, 12-05-122-038, 12-05-122-039, 12-05-122-040, and 12-05-122-041), North Chicago, Illinois 60064

Request: Approval of Findings of Fact

Motion to approve PZC 02-2021 Special Use Permit for 1) craft spirits blending, mixing and distribution, 2) craft spirits retail sales, 3) craft spirits tasting room, and 4) banquet or reception hall at 2300 Martin Luther King Jr. Drive (PINs 12-05-122-034, 12-05-122-035, 12-05-122-036, 12-05-122-037, 12-05-122-038, 12-05-122-039, 12-05-122-040, and 12-05-122-041), North Chicago, Illinois 60064 as presented by G. Carr, seconded by A. Jackson

Ayes: G. Carr, G. Jackson, R. Jones, P. Carbillido, H. Davis, A. Douglas

Absent: A. Jackson

- b. PZC-03-2021 Special Use Permit to amend the Planned Unit Development at 12685 W Berwyn Ave (PIN 12-07-301-012), 12633 W Berwyn Ave (PIN 12-07-301-013), 12632 W Birchwood Ave (PIN 12-07-301-006) and 12660 W Birchwood Ave (PIN 12-07-301-007), 12663 W Birchwood Ave (PIN 12-07-303-004), and 12633 W Birchwood Ave (PIN 12-07-303-005), North Chicago, Illinois 60064.

Request: Approval of Amendment to the Planned Unit Development

Motion to open public hearing for PZC 03-2021 by G. Jackson, seconded by G. Carr

Ayes: G. Jackson, G. Carr, P. Carbillido, R. Jones, H. Davis, A. Douglas

Absent: A. Jackson

Jon Hirsh 340 Signe Court Lake Bluff, IL, provided a summary of the plan unit development.

#### PUBLIC COMMENT

Nimrod Wards read written comments from the public  
Andy P. asked about developing the street behind sleep in from Frontenac to Farwell

Mr. Warda stated that Ricky Rockets gas station's planned development planned development of Ricky Rockets gas station is unrelated to the subject matter tonight.

Mr. Warda read a statement that was sent via email to him by residents of the strawberry condominiums, Judy

There was a concern about odor and increase traffic coming specifically trucks to pick up mulch if the southern site was sold off to the Mulch Center.

How will our homeowners be affected by the odor as well as dust/extra articulates in the air affecting our older residents? Many of the residents have bad allergies and are older do to proximity if there is a very windy day are they going to run into issues with dirt and debris coating our grounds.

Jon Hirsh stated he was not an expert on mulch and cannot comment on the Mulch Center's operation. There will be high fences.

Mr. Warda stated he received an email stating the strawberry condominium comments were from Judy Wentz and Devin Taylor

R. Jones asked where the new property is located in conjunction as awith the Ricky Rockets.

Mr. Warda provided visual confirmation as to the location

Andy Patel, Sleep INN Hotel, 1650 S. Lancaster Lane Libertyville 60048

Wanted to make sure the street goes in first or the access goes there  
Stated trucks cut thru their property and tears up the parking lot.  
He does not want trucks coming thru his lot.

Jon Hirsh stated he is unsure if the trucks that go through the Sleep Inn have anything to do with his business because his trucks have their own access road.

#### STAFF RECOMMENDATIONS

Mr. Warda stated staff recommends the approval of an amendment to the Special Use Permit

Motion to approve the amendment to the Planned Unit Development  
Motioned by H. Davis, seconded by G. Carr

Ayes: H. Davis, G. Carr. R. Jones, P Carbillido, G. Jackson A.

Douglas

Nayes:

Absent: A. Jackson

Motion to close the public hearing for PZC 03-2021

Motioned by H. Davis, Seconded By A. Douglas

Ayes: H. Davis, A. Douglas, R. Jones P. Carbillido, G. Carr, G. Jackson

Nayes:

Absent: A. Jackson

c. PZC-04-2021; Special Use Permit for a Planned Unit

Development at 2140 Sheridan Road and 910 Martin Luther King Drive, North Chicago, Illinois, 60064, proposing a mixed use of warehouse, retail, commercial, hotel, restaurant, office, medical office and other supportive uses on the approximately 30 acre vacant site located at the northwest corner of Martin Luther King Drive and Sheridan Road. The site that is the subject of the Petition by Sheridan Crossing Development JV, LLC has the following tax parcel identification numbers (PINs):

12-04-111-046; 12-04-111-037; 12-04-111-038; 12-04-111-039; 12-04-111-040; 12-04-111-041; 12-04-111-042; 12-04-111-043; 12-04-111-044; 12-04-111-045; 12-04-111-015; 12-04-111-016; 12-04-111-017; 12-04-111-018; 12-04-111-019; 12-04-111-020; 12-04-111-021; 12-04-111-022; 12-04-111-023; 12-04-111-024; 12-04-111-025; 12-04-111-026; 12-04-111-027; 12-04-111-028; 12-04-111-029; 12-04-111-030; 12-04-111-031; 12-04-111-032; 12-04-112-004; 12-04-112-005; 12-04-113-002; 12-04-114-001; 12-04-114-002; 12-04-114-003; 12-04-114-004; 12-04-114-005; 12-04-114-006; 12-04-114-007; 12-04-114-008; 12-04-114-009; 12-04-114-010; 12-04-114-011; 12-04-114-012; 12-04-114-013; 12-04-114-014; 12-04-114-015; 12-04-114-016; 12-04-114-028; 12-04-114-029; 12-04-114-030; 12-04-114-031;

12-04-114-032; 12-04-114-033; 12-04-114-034;  
12-04-100-019; 12-04-111-033; 12-04-114-025;  
12-04-100-038; and 12-04-116-001

Request: Approval of Planned Unit Development and Preliminary Plat of Subdivision

Motion to open public hearing for PZC 04-2021 by H. Davis, Seconded by G. Carr

Ayes: H. Davis, G. Carr, R. Jones, P. Carbillido, G. Jackson A. Douglas

Nayes: None

Absent: A. Jackson

Jeff Berta 211 N. Clinton, Ste. 3 S. Chicago, IL 60661 Senior Director for Structured Development presented (presentation attached as Exhibit A) their plan for the development

David Meek, attorney for Structured Development, presented the evaluations of the project.

**QUESTIONS**

R. Jones asked if phase 1 was a warehouse type development

Mr. Berta answered yes, it is.

R. Jones asked what will it house?

Mr. Berta stated it would house an apparel will be the use

R. Jones stated assuming they have employees, Will the employees come this way?

Mr. Berta answered: Yes, they do have some employees they are looking to tap this job market as well as they grow and expand

R. Jones asked will they be over the phase 2 development as well

Mr. Berta stated yes, they are the master developer

R. Jones if they have anything in the making for phase 2 yet

Mr. Berta stated yes they have some smaller users and a hotel development

R. Jones asked what made you move on this property at this time.

Mr. Berta stated they had a user that wanted to move forward. And was able to get to this point in the process, limited interest.

Comments-Ken Barber executive director for Adelante Center for Entrepreneurship 420 West Clayton Street, read a statement, please see (Exhibit B).

In response to Mr. Barber Letter, Jeff Berta stated that this is an industrial area, and sees no resistance of the use. Also, there is potential for jobs for the residents of our city

R. Jones asked if there will be any truck deliveries/pickups and if so what size trucks-

Jeff Berta stated phase 1 will have some limited truck traffic.

Staff's recommendation is to approve the Special Use Permit for a Planned Unit Development at 2140 Sheridan Road and 910 Martin Luther King Drive, North Chicago, Illinois, 60064,

Motion to approve a special use permit for a planned unit development for the property together with approval of preliminary plat of subdivision for the entire property and approval of a final plat of subdivision for phase 1 on the property

Motioned by: R. Jones seconded by H. Davis

Ayes: R. Jones, H. Davis, P. Carbillo, G. Jackson

Nayes: G. Carr, A. Douglas

Absent: A. Jackson

Motion to close the public hearing for PZC 04-2021 by H. Davis  
Seconded by, R. Jones

Ayes: H. Davis, R. Jones. P. Carbillo, G. Carr, G. Jackson, A. Douglas

Nayes:

Absent: A. Jackson

V. Questions and Comments-None

VI.

VII. Public Commentary-None

VIII.

IX. Adjournment

Motioned by: R. Jones, seconded by A. Douglas

Ayes: R. Jones, A. Douglas, P. Carbillo, H. Davis, G. Jackson

Nayes: None

Absent: A. Jackson

Meeting adjourned at 7:56 p.m.



**Sheridan Crossing Development JV, LLC**

A Joint Venture of Structured Development & Carly Partners LLC

March 8, 2021

# **NORTH CHICAGO SHERIDAN CROSSING**

**PLAN COMMISSION PRESENTATION**

# Who We Are



- Structured Development was formed by Mike Drew and Dan Lukas in 2002
- Full service real estate development firm based in Chicago
- Completed over two million square feet of development projects including commercial, industrial, retail, historical, residential, and mixed-use buildings.



# Subject Site Overview

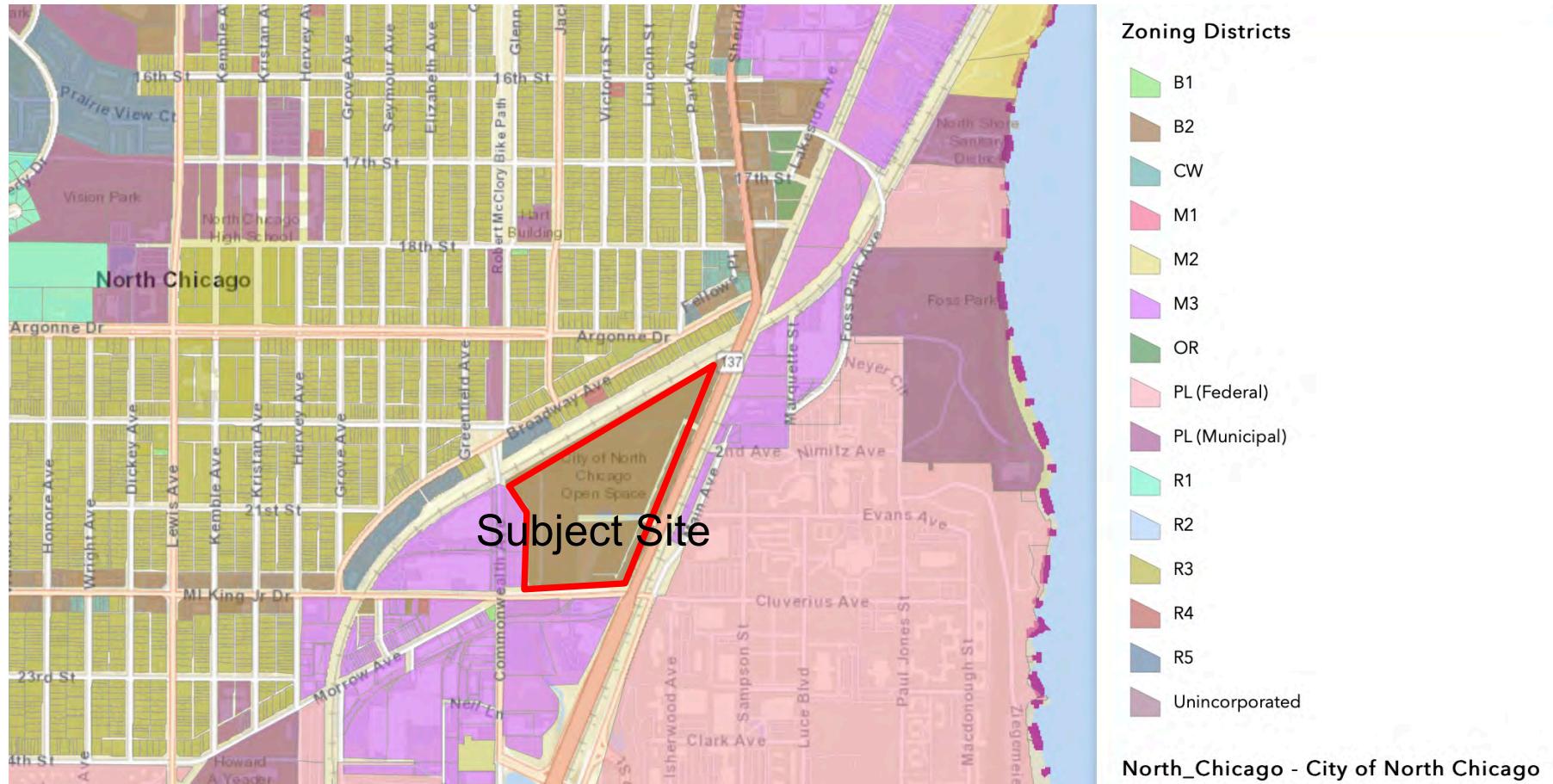


- Subject Site is approximately 31 acres
- Owned by City and currently vacant land
- Site was formerly occupied by heavy industrial users

# Surrounding Neighborhood

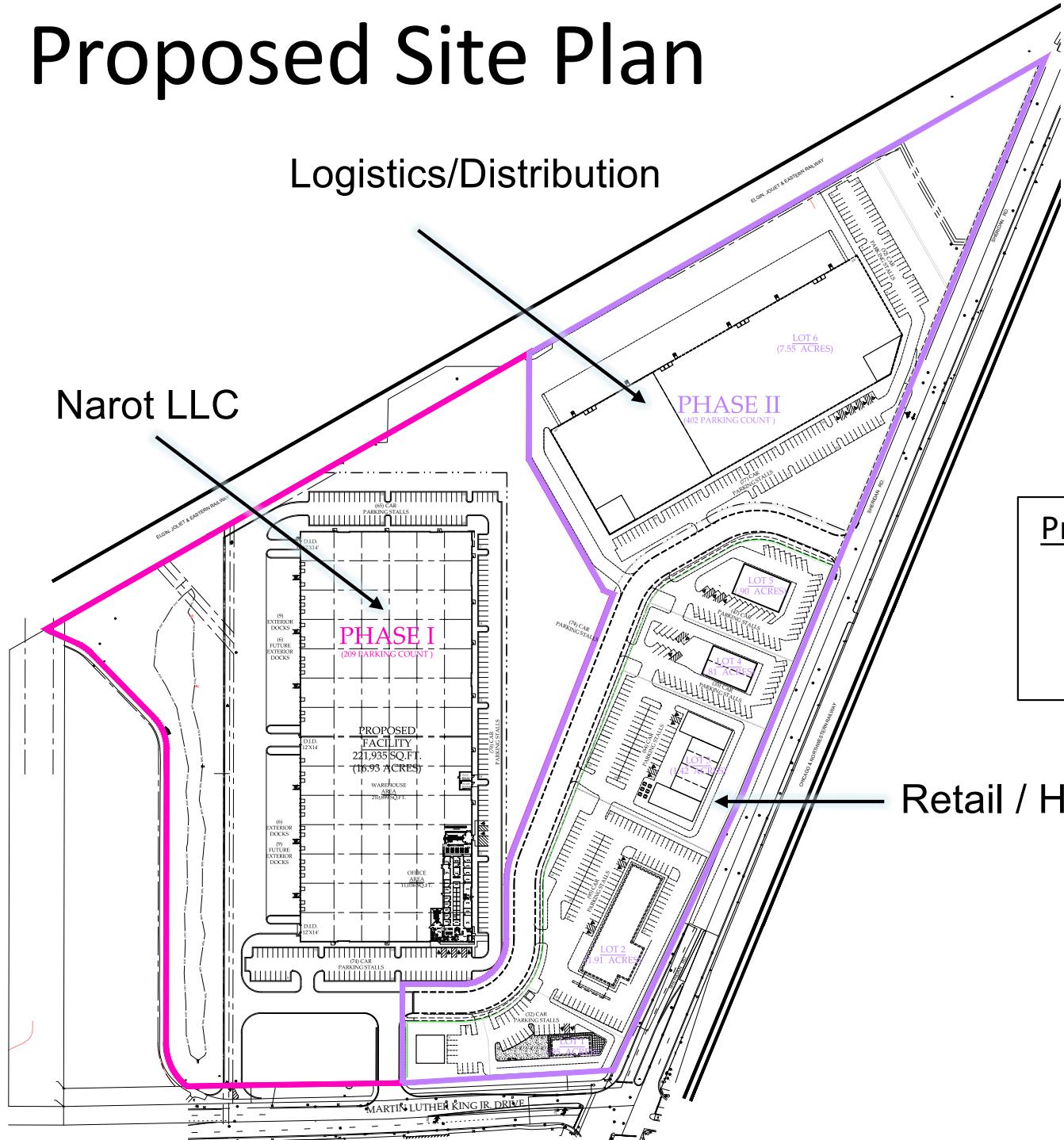


# Zoning Map



- Currently B2-General Business and URO-Urban Redevelopment Overlay

# Proposed Site Plan

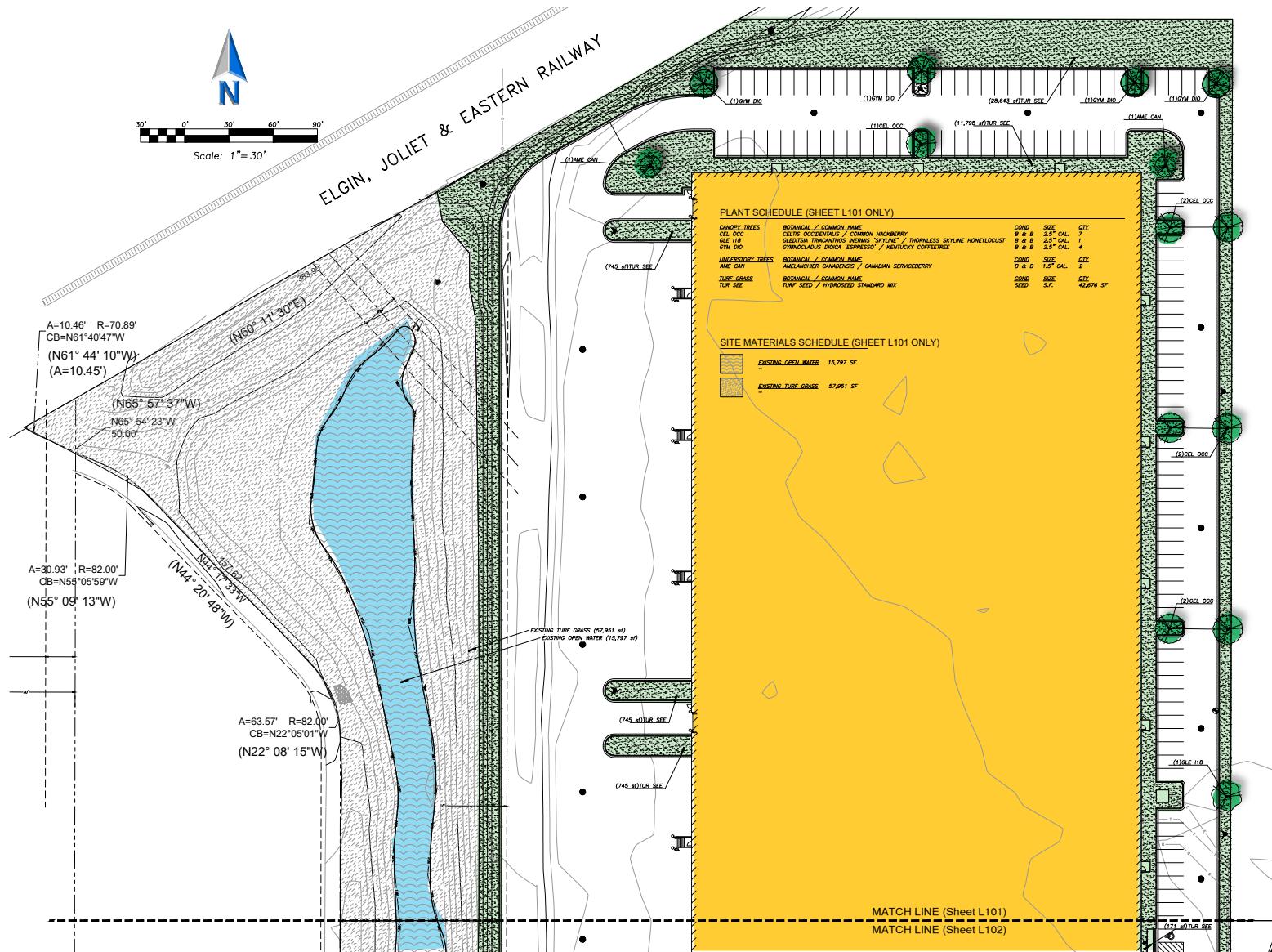


## Retail / Hotel

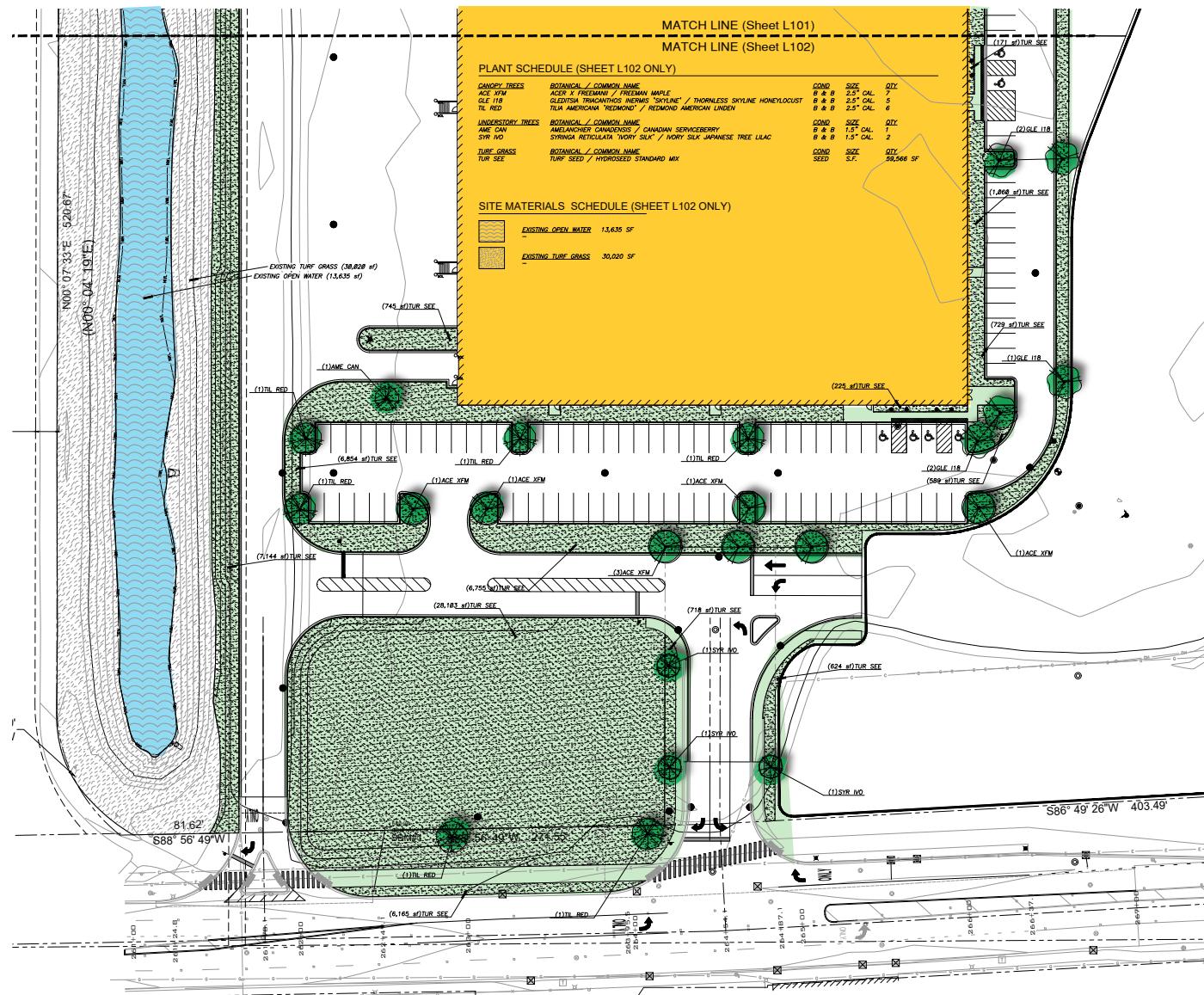
## Project Components

- Margolin Shoes: 221,935 SF
- Hotel: 107 rooms, 57,000 SF
- Retail: 27,000 SF
- Logistics/distribution: 135,000 SF

# Phase 1 Landscape Plan - North



# Phase 1 Landscape Plan - South



## STRUCTURED DEVELOPMENT

# Phase 1 Building Elevations



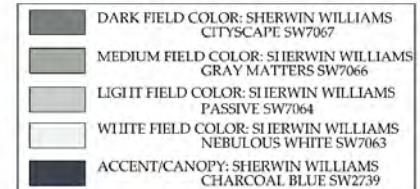
SOUTH ELEVATION:



### EAST ELEVATION:



NORTH ELEVATION:



WEST ELEVATION:

# Schedule:

- City Council Approval: April 2021
- Permits Issued: April 2021
- Construction Phase 1 begins: May 2021
- Construction Phase 1 complete: May 2022
- Phase 2 commencement: TBD

# Total Project Benefit (Phases 1 & 2):

- Total investment: \$45M - \$50M
- Construction Jobs: 300-400
- Permanent Jobs: 206

# Summary of Zoning Request:

- Requesting Special Use Permit for a Planned Unit Development (“PUD”).
- Currently zoned B2-General Business and URO-Urban Redevelopment Overlay zoning districts.
- All of the proposed types of uses for the PUD are permitted in the B2 and URO zoning districts.
- The site is bounded by Great Lake Naval Station in the PL and M3 zoning districts to the east, storage trailer uses to the south, industrial warehousing and distribution uses in the M3 zoning district to the west, and the EJ&E railroad line separating the site from residential uses in the R3, R4 and R5 districts to the north.
- The site is bounded by roads that are appropriate for the type and volume of vehicle traffic that Sheridan Crossing will generate when fully built out.
- The Developer’s development plan is consistent with the City’s vision for the site as expressed in Comprehensive Plan (2016) and in the Redevelopment Agreement (2020), providing a well-defined, flexible development program to establish a regional mixed-use destination center that provides opportunities for significant economic development benefitting the community.
- Applicant is seeking a variance for relief from the building height and parking lot landscaping requirements.

# Why a PUD?

- Allows for phased development
- Specifies the areas for different land uses
- Provides an entitlement that creates certainty that allows for developer to secure sale and lease commitments for Phase 2
- Allows for warehousing and light industrial use in the B2 district

## Benefits of a PUD:

- City control at the outset of the location and relative land area for the various use types
- Assurance of a concept for the unified design and use of the entire site, including all infrastructure (drainage, roads), rather than piecemeal and uncoordinated development

# Questions?



March 8, 2021

From: Adelante Center for Entrepreneurship

Kenneth S. Barber

Executive Director

420 West Clayton Street

Waukegan, IL 60085

[ken@adelantecenter.org](mailto:ken@adelantecenter.org)

To: City of North Chicago

Department of Economic & Community Development

**Re: Special Use Permit petition by Sheridan Crossing Development JV, LLC**

Thank you for the opportunity to comment on the Special Use Permit petition by Sheridan Crossing JV, LLC. I am the Executive Director of Adelante Center for Entrepreneurship, a non-profit community development organization located in Lake County. Our mission is to create wealth in distressed communities through entrepreneurship, living wage job creation, and community development. We know that the needs of the community in North Chicago are significant in advancing affordable housing, food access, quality education, family sustaining wage jobs, quality affordable health care. This proposed petition advances none of the above listed social determinants of health and healthy communities. We propose that this petition be held for review until other proposals may be evaluated for the highest and best use of this site for the surrounding community and stakeholders.

I would like to raise concerns regarding the Sheridan Crossing Development JV petition in the following area:

1. The proposal is inconsistent with any of the goals stated in the 2016 Comprehensive Plan (Plan p.9):
  - a. Focus redevelopment effort on a handful of key sites in the community to attract both North Chicago residents and those working or visiting the City's major institutions;
  - b. Utilize development to reinforce housing, transportation, natural resources, and economic development strategies in order to benefit current and future residents;
  - c. Foster relationships with residents, institutions, the local business community, and key stakeholders to support Plan recommendations and facilitate implementation efforts;
  - d. Improve Plan implementation by setting realistic and achievable goals over a variety of timeframes.

As stated in the Plan, North Chicago has consistently failed to capitalize on the numerous employees and visitors that visit the City's major anchor institutions each year (Naval Station

Great Lakes, Lovell VA Medical Center, Rosalind Franklin Medical School, Abbott, and Abbvie). This lack of investment in building assets in the community that will attract businesses and new residents and enhance the community has led to “disengagement among residents.” It’s unlikely that the news of a new warehouse development will garner further excitement or enthusiasm by residents or the key anchor stakeholders listed above.

2. The proposed Phase 1 warehouse is not an asset that makes North Chicago attractive for home ownership or business investment.
  - a. Implantation of Phase 1 necessarily makes Phase 2 unattractive to retail tenants or businesses. No hotel or retailer wants to be located next to a warehouse with trucks continuously passing through. (Plan, p.35)
  - b. There is a disproportionate allocation of land in the proposal towards industrial space (approx. 17 acres) versus Phase 2 retail (total approx. 13.5 acres)
  - c. Increase truck traffic contributes to air pollution and home ownership near industrial developments leads to declining property values.
  - d. Any new affordable housing development would further struggle to attract new residents if the development were allowed to proceed.
3. There are no guarantees that North Chicago residents would benefit from incremental job growth if any were to occur.
4. The project does not support or enhance any of the 5 anchor institutions and is inconsistent with the stated desires of the community residents and stakeholders who seek to “develop a positive image of North Chicago...” and make the “corridors inviting places to explore and shop.”(Plan, p.45)
5. Contributes to a further decline of already falling property values.
6. A more appropriate potential site would be to annex existing land to the West where other existing manufacturing currently exists and where access to the Tri-State (I-94) freeway is easier rather than usurping the value of land that may be used to garner visitors to key stakeholders.

In summary, while the proposed special use petition benefits Sheridan Crossing Development JV and its potential clients, it does nothing to make North Chicago a more attractive place for new and existing residents, is inconsistent with the City’s own Comprehensive Plan, and may cause harm to residents’ health through additional pollution, noise, and declining property values. We strongly urge the North Chicago Department of Economic and Community Development to reject this petition and entertain alternatives for this valuable parcel.

Sincerely,



Kenneth S. Barber  
Executive Director  
[ken@adelantecenter.org](mailto:ken@adelantecenter.org)