

**Planning & Zoning Commission**  
**Meeting Minutes**  
**January 25, 2021**

The Planning & Zoning Commission of North Chicago met on Monday, January 25 2021 at 6:01 P.M.

I. CALL TO ORDER/ATTENDANCE

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

Staff Present: V. Barrera, Economic & Community Development Director,  
N. Warda, Senior Planner

II. Approval of Meeting Minutes January, 25, 2021

Motion to approve meeting minutes by H. Davis second by P. Carbillido

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

Nays:

Abstain:

III. Old Business- None

IV. New Business

a. PZC-01-2021; Public Hearing:

Zoning Map Amendment from M2 - General Industrial District to B2 -

General Business District at 3250 Bonaparte Avenue and 3140-3150 Skokie  
Highway (PINs 1207304003, 1207304002, 1207304001, 1207304006,  
1207304009,

1207306005, 1207306004, and 1207306002)

Request: Approval of Zoning Map Amendment

Special Use Permit for Gasoline Service Station at 3250 Bonaparte Avenue and 3140-3150 Skokie Highway (PINs 1207304003, 1207304002, 1207304001, 1207304006, 1207304009, 1207306005, 1207306004, and 1207306002)  
Request: Approval of Special Use Permit Preliminary Plat Subdivision  
Request: Approval of Preliminary Plat for the Bonaparte Subdivision.

Motion to open public hearing by P. Carbillido second by G. Carr  
Ayes: P. Carbillido, G. Carr, R. Jones, A. Douglas, H. Davis  
Nays:  
Abstain:

### **Presentation of Return Receipts**

Victor Barrera Director of Economic and Development stated the return receipts have not yet been received. H. Davis asked for clarification if there was specific time that they needed to be obtain or is it a variable? V. Barrera stated the petitioner did not provide those to him prior to the meeting. N. Warda, Senior Planner stated that we have received the affidavit and the affidavit will serve as the petitioner swearing that they have sent the letters.

P. Carbillido asked if the commission will be updated when the return receipts are received.

V. Barrera stated he would be happy to provide a report at the next meeting or, he can send an email in advance of the next meeting. P. Carbillido stated that she was comfortable with moving forward as long as V. Barrera could provide the documents before the next meeting via email.

### **Swearing-In of Petitioners**

Troy Paionk, Bluestone Single Tenant Properties Real Estate Developers and Investment Firm, 122 N. Wheaton Ave. #646  
Wheaton, IL 60187

Mr. Paionk provided a summary of the Ricky Rockets Fuel Center (see attached presentation, Exhibit A) to seek the City's approval of a Zoning

Map Amendment and Special Use Permit to allow for a gasoline service station in the B2 Zoning District.

Mr. Paionk stated the property will be located on the west side of Skokie highway south of Bittersweet Ave. Brompton Ave, (along the south side of the site) Farwell Ave along the western side of the site, with Bonaparte Ave. bisecting the property. The property will be approximately 7-acres in size and comprised of a residential property, a landscaping business and a cleaners.

Mr. Paionk stated the convenience store will be approx. 8,700 sq. ft., car wash will be approx. 3,200 sq. ft., the auto fueling area (up near Skokie Hwy) there will be 7 auto fueling dispensers. A total of twenty-four parking spaces for the convenience store, nine vacuum stalls for the car wash, four diesel fueling lanes. 20 truck parking stations. Access to the site will be a right in right out only access off Skokie Hwy. Traffic flow will be full access off bittersweet.

As part of the project, the developer will be widening Bittersweet Ave. and provide a dedicated right turn lane.

The developer will be constructing a new 30 ft. wide Farwell Ave. roadway going to extend from Berwyn Ave. extended down to Brompton.

Reconstructing Brompton Ave 30 Ft. wide.

The developer will vacate portion of Bonaparte Ave., which is within the development area. Bonaparte will still provide residential access to the western portion of the site and will be dedicating the right-of-way in order for this roadway to be reconstructed.

The developer will be constructing a 6 ft. high fence to screen the truck parking area.

In summary, the proposed B2 zoning is consistent with the city comprehensive future land use map.

B2 Zoning is also consistent with land use adjacent to the building and along the Skokie highway corridor and the proposed development will not cause a detriment to the adjacent properties.

The development will generate real estate and sale tax revenue to the City. There will be new employment opportunities associated with this development.

### **Commission Questions/Comments for Petitioner**

H. Davis asked why there will not be any egress on the south side for the semi-trailers to exit and go back onto Skokie Highway?

Paionk stated that it is to control the circulation of the trucks entering off Bittersweet and back out to Bittersweet will get you back to a full access point.

R. Jones asked if Bittersweet offers the option to go either North or South  
Mr. Paionk stated yes it does

### **Public Comment and Response**

Jon Hirsh, owner of Hirsh Trust, Krogel Cobble, 340 Signe Ct, Lake Bluff IL. Mr. Hirsh is the neighbor to the Northwest, thinks this will be a great edition to North Chicago. He thought the design looks great. He did have two concerns, he stated the traffic at Bittersweet is a challenge, and was glad to hear there will be a right turn lane. He was also concerned about increased traffic. He was concerned about the extension of Farwell Avenue and its impact on his business and was concerned the improvement was going to be paid for.

Leon Rockingham, Jr., Mayor, City of North Chicago, 1945 Natoma Avenue, North Chicago, IL, stated he thought this was a great project. The revenue that it will generate will help the community and the infrastructure that will be brought to the area with the additional sewer and water lines that will be placed. Mayor Rockingham thought it will help with future development in the area, and appreciated the additional jobs that will be brought as well.

### **Final Commission Questions/Comments**

R. Jones stated she thought the presentation was very good, and felt it was going to be fancy,

R. Jones asked how many employees will the facility staff.

Mr. Paionk stated in the range of about 15 to 20.

## **Staff Report and Recommendation**

**Victor Barrera, Director, Economic and Community Development.**

Recommends approval of the 3 requested actions.

## **Motions**

Motion to recommend approval of a zoning map amendment from M2 - General Industrial District to B2 - General Business District at 3250 Bonaparte Avenue and 3140-3150 Skokie Highway (PINs 1207304003, 1207304002, 1207304001, 1207304006, 1207304009, 1207306005, 1207306004, and 1207306002)

Special Use Permit for Gasoline Service Station at 3250 Bonaparte Avenue and 3140-3150 Skokie Highway (PINs 1207304003, 1207304002, 1207304001, 1207304006, 1207304009, 1207306005, 1207306004, and 1207306002)

Request: Approval of Special Use Permit  
Preliminary Plat Subdivision

Request: Approval of Preliminary Plat for the Bonaparte Subdivision

Motion by H. Davis, Second by G. Carr

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

Nays:

Abstain:

### **V. Motion to Close Public Hearing**

Motion to close public hearing, by G. Carr, Second by A. Douglas

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

Nays:

Abstain:

### **VI. Questions and Comments – None**

### **VII. Public Commentary – None**

### **VIII. Announcements-None**

### **IX. Adjournment**

Motion to adjourn the meeting by H. Davis, second by P. Carbillido

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

Nays:

Abstain:

Meeting adjourn at 6:40 P.M.

# Bluestone Development

Property Located at the  
Southeast Corner of US Route 41 & Bittersweet Avenue  
North Chicago, Illinois

# Who We Are



- BSTP Midwest ("BSTP") is a real estate development and investment firm.
- BSTP provides real estate advisory services and offers premier "shovel ready" locations to single tenant retailers, hotels, and restaurants.
- Currently under development of 21 properties in Chicagoland and other Midwest states.



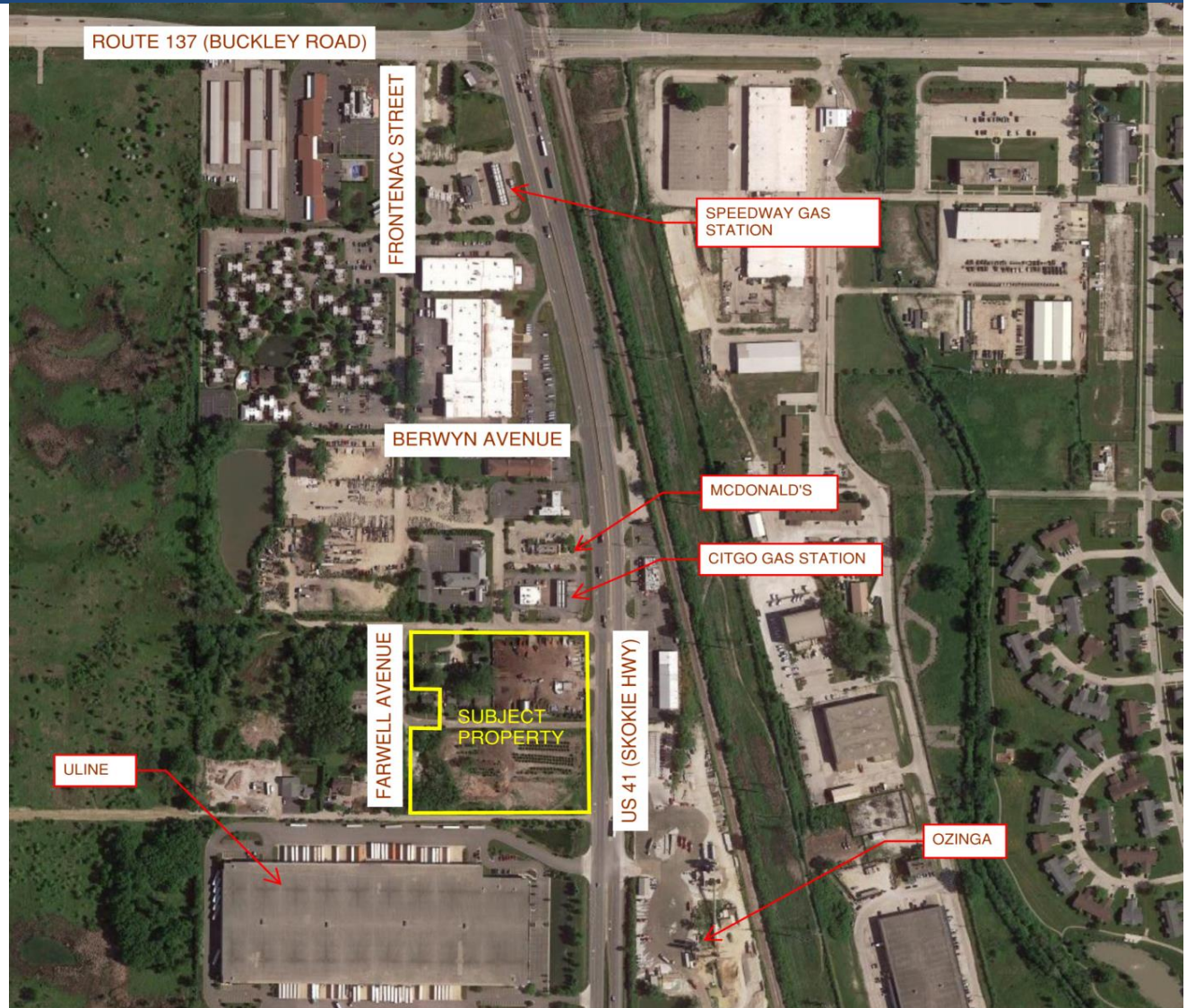
# Property Overview

- Subject Property is approximately 7 acres
- Subject Property is comprised of existing residential properties, a landscaping business, and a tree nursery



# Property Overview

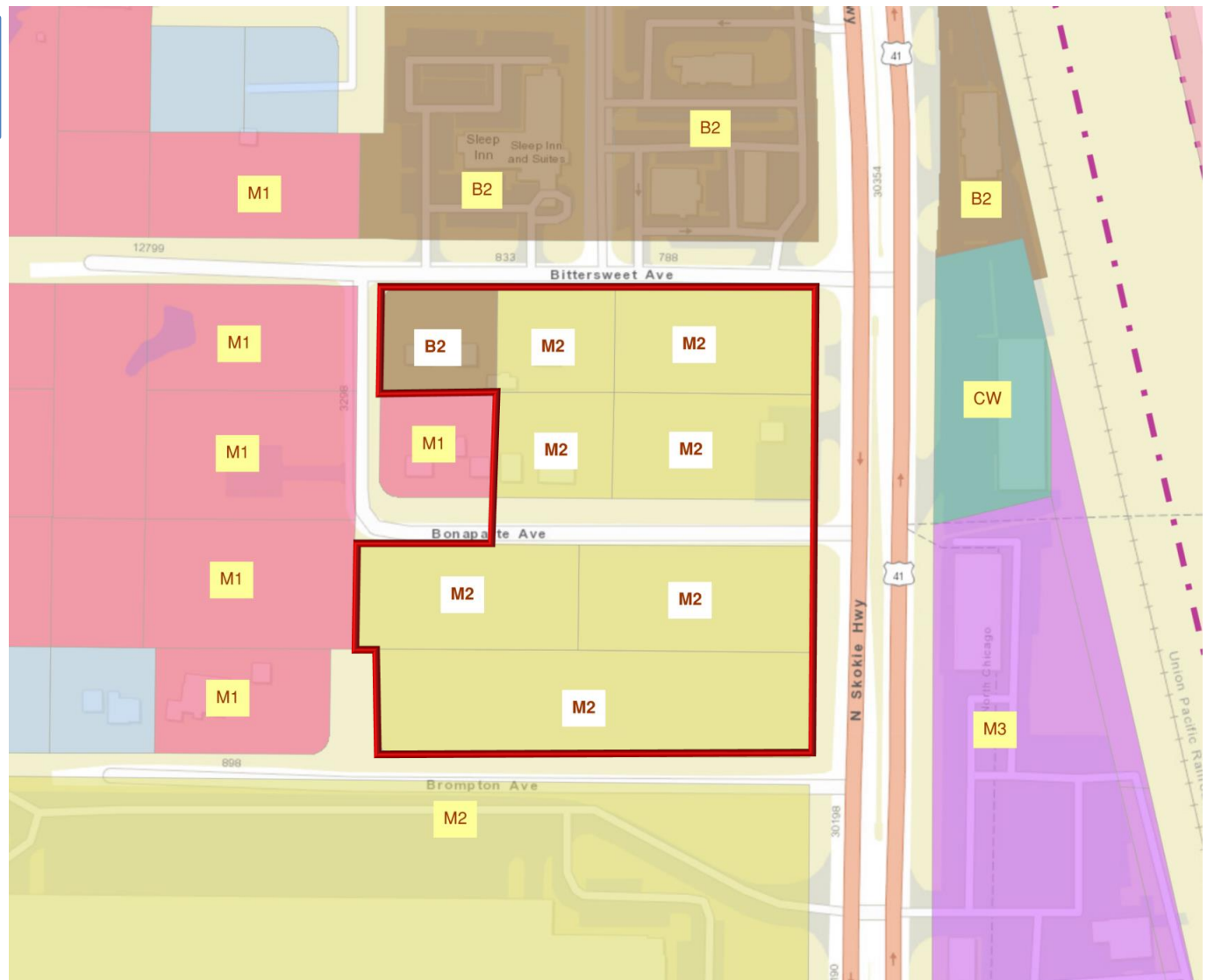
Proposed use is compatible and complementary to other uses in the vicinity.





# North Chicago Zoning Map

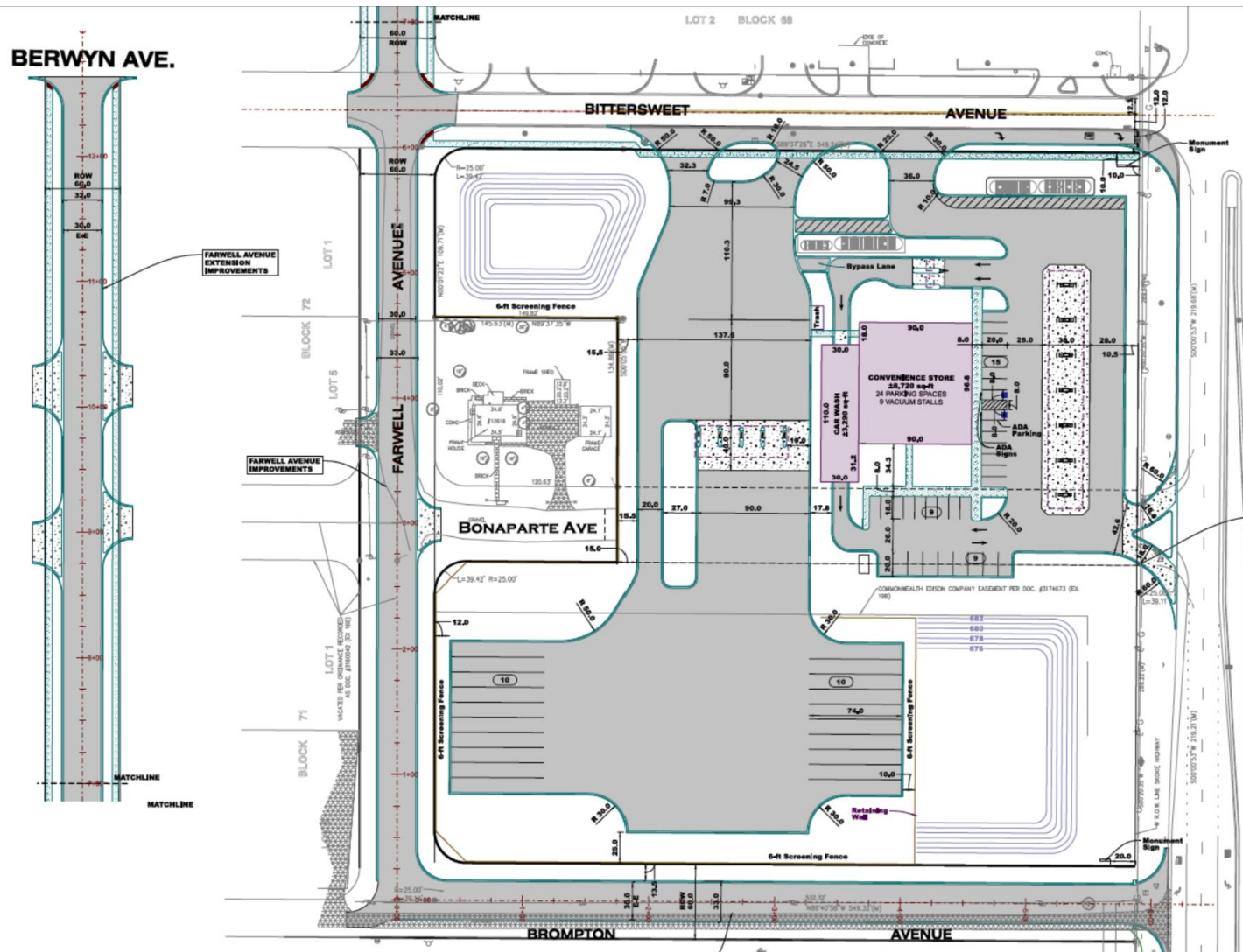
Location of subject property is contiguous to existing B2 zoning district.



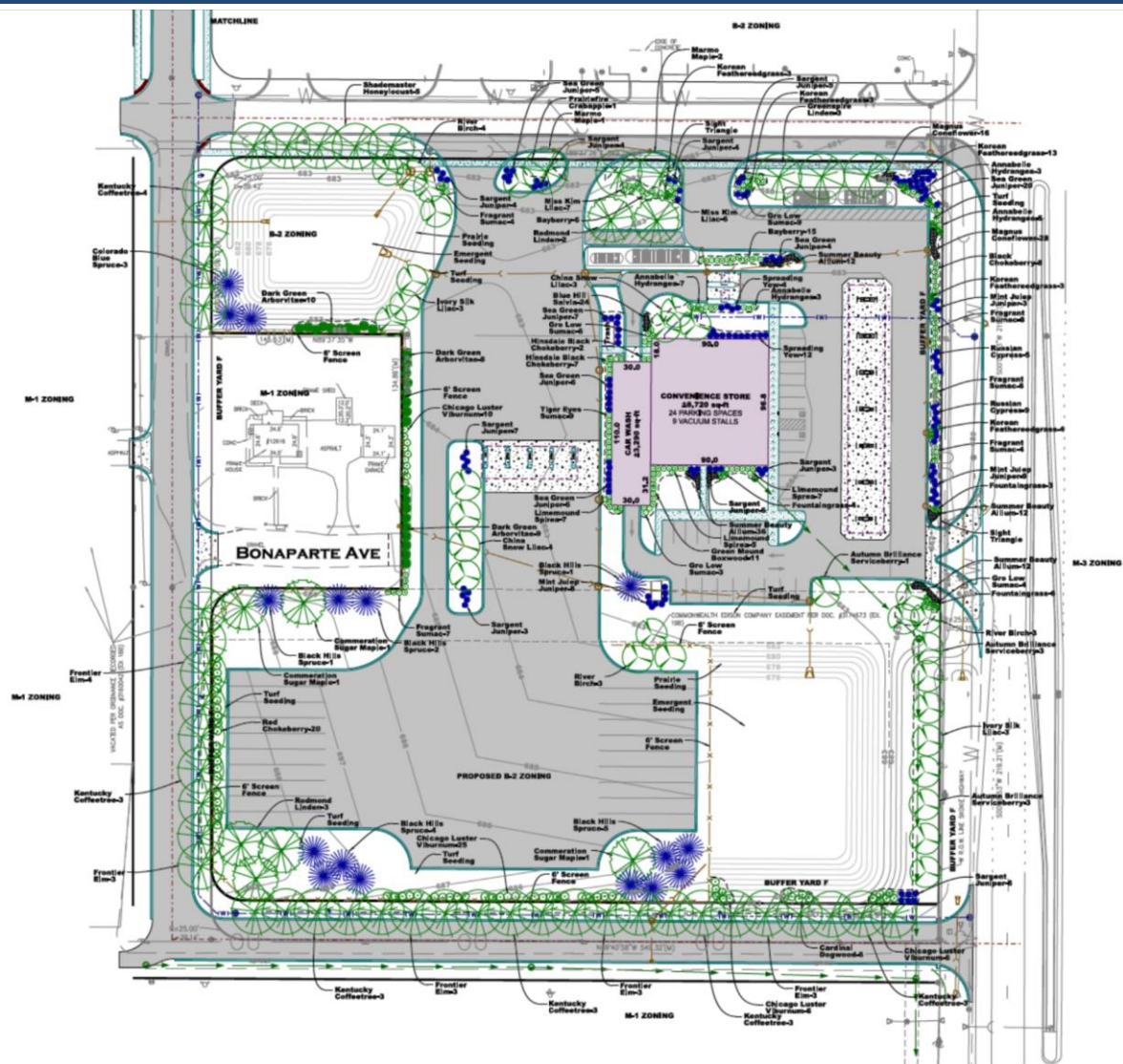
# Proposed Site Plan

- 7 Auto Fuel Dispensers  
(14 Fueling Positions)
- 24 Parking Spaces for  
the Convenience Store
- 9 Vacuum Stalls for the  
Car Wash
- 4 Diesel Fueling Lanes
- 20 Truck Parking  
Spaces

- Widening of Bittersweet Avenue
- New 30' Wide Farwell Avenue Extended from Berwyn Avenue to Brompton Avenue
- New 30' Wide Brompton Avenue



# Proposed Landscape Plan



# Building Elevations



FRONT ELEVATION



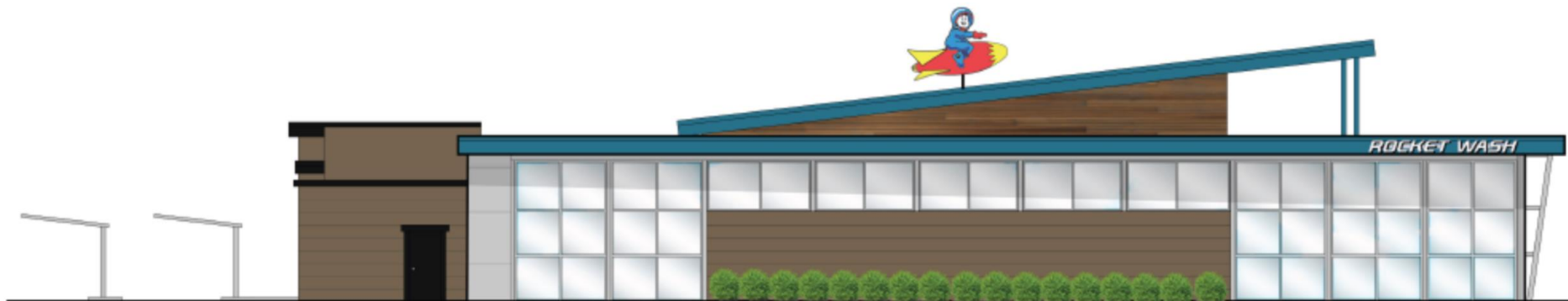
RIGHT SIDE ELEVATION



# Building Elevations

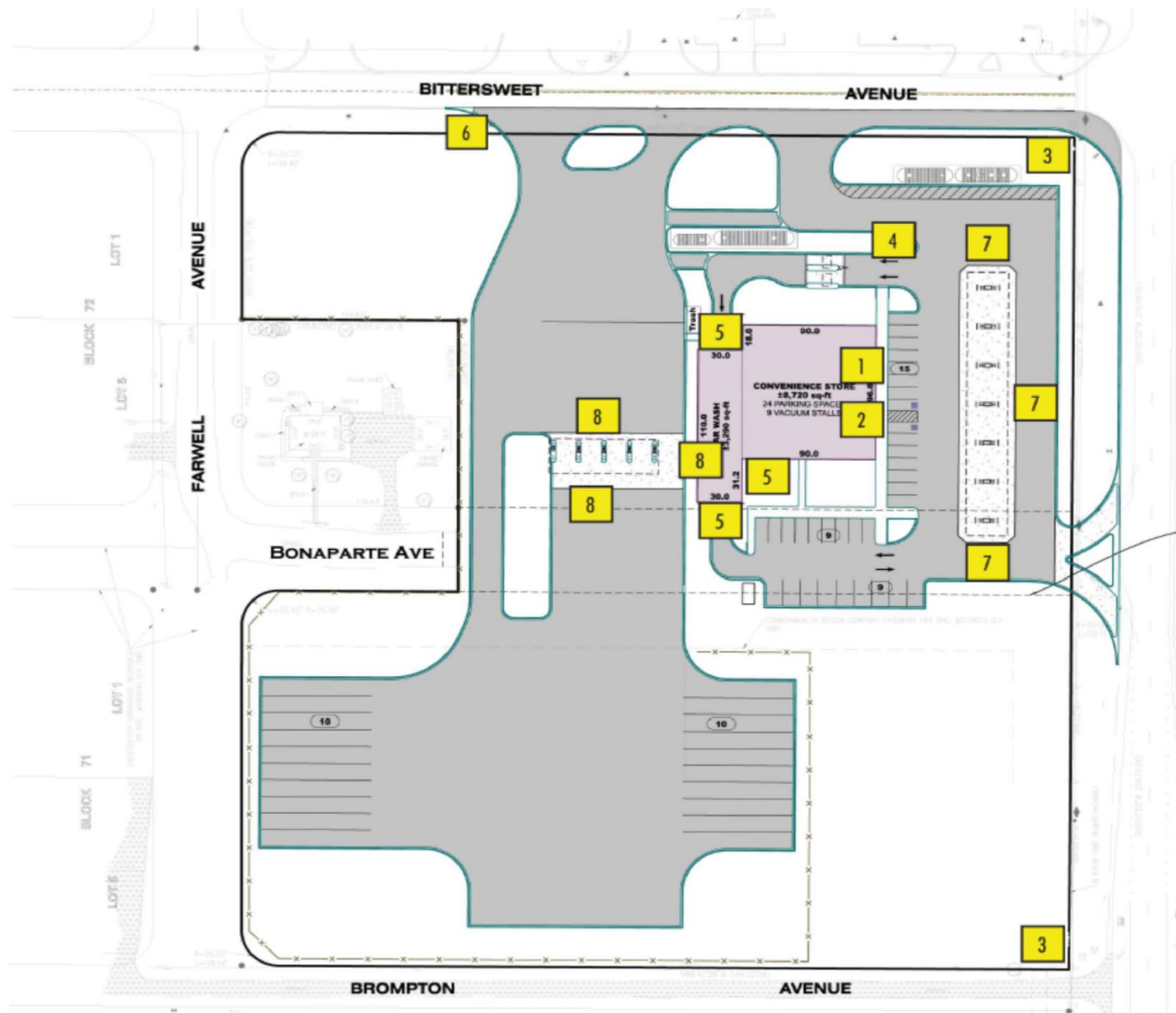


LEFT SIDE ELEVATION



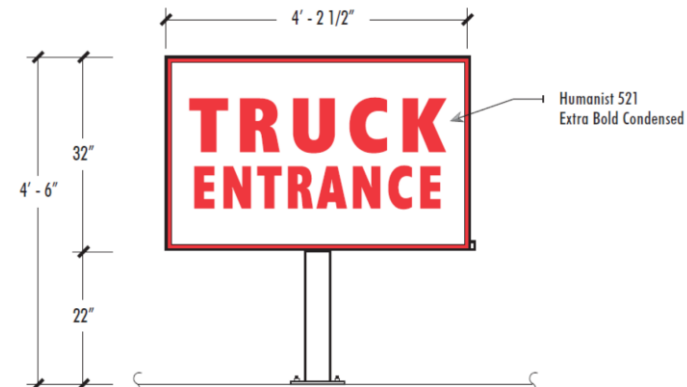
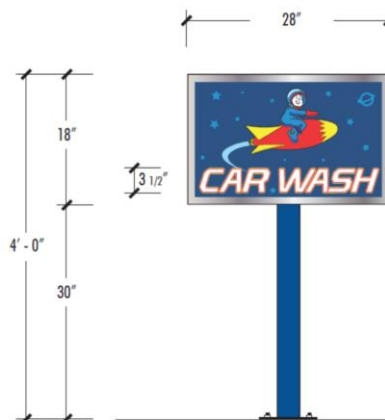
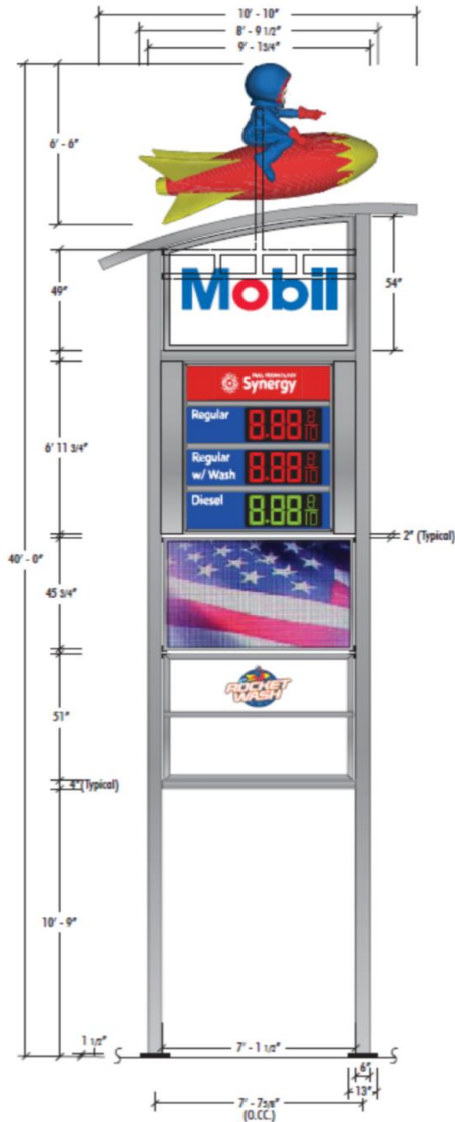
REAR ELEVATION

# Proposed Signage





# Proposed Signage



# Summary of Development

- Proposed B2 zoning is consistent with city comprehensive plan future land use map.
- Proposed B2 zoning is consistent with land uses adjacent to property and along Skokie Highway corridor, and the proposed development will not detrimentally impact adjacent properties.
- Increase in real estate and sales taxes to be collected by the City.
- New employment opportunities.
- The development will likely be a catalyst for other development within the Skokie Highway Corridor based on the following improvements:
  - Public Watermain and Sanitary Sewer Extensions
  - New 30' Farwell Avenue Extension from Berwyn Avenue to Brompton Avenue
  - New 30' wide Brompton Avenue from Farwell Avenue to Skokie Highway

# Summary of Zoning Requests

- Recommendation to Approve Request for Zoning Map Amendment from M2 General Industrial District to B2 General Business District
- Recommendation to Approve Request for a Special Use Permit to Allow a Gasoline Service Station in the B2 General Business District

# Questions & Comments

THANK YOU