

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
Monday, February 22, 2021

**\*\*\*Please note that the recorder did not work for this meeting\*\*\***

The North Chicago Planning & Zoning Commission met on Monday, February 22, 2021 via Zoom at 6:08 p.m.

I. Call to Order/Attendance

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

Absent: R. Jones

Staff Present: V. Barrera - Economic & Community Development Director, N. Warda - Senior Planner, K. Scott - Administrative Assistant

II. Approval of Minutes

a. Minutes of PZC Meeting, January 25, 2021

Motioned to approve by G. Carr, Seconded by P. Carbillido

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

Nays: None

Absent: R. Jones

III. Old Business (None)

IV. New Business

- a. PZC-01-2021; Zoning Map Amendment from M2 - General Industrial District to B2 - General Business District at 3250 Bonaparte Avenue and 3140-3150 Skokie Highway (PINs 12-07-304-003, 12-07-304-002, 12-07-304-001, 12-07-304-006, 12-07-304-009, 12-07-306-005, 12-07-306-004, and 12-07-306-002)

Request: Approval of Findings of Fact

Special Use Permit for Gasoline Service Station at 3250 Bonaparte Avenue and 3140-3150 Skokie Highway (PINs 12-07-304-003, 12-07-304-002, 12-07-304-001, 12-07-304-006, 12-07-304-009, 12-07-306-005, 12-07-306-004, and 12-07-306-002)

Request: Approval of Findings of Fact

Motion to approve by G. Carr, Seconded by A. Douglas

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

Nays: None

Absent: R. Jones

- b. 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 Special Use Permit.

Presentation of Return Receipts:

Petitioner submitted this evidence to City staff in advance of the meeting.

Swearing-In of Petitioner(s):

Shawn White, 3240 Gabriel Avenue, Zion, IL 60099 (TKO Services LLC)

Mr. White provided background on himself and his business experience, followed by an explanation of his proposed uses and related improvements.

See the attached presentation information.

Staff Report and Recommendation:

Nimrod Warda provided a staff report and recommendation for the approval of the proposed special uses as presented.

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

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

Nays: None

Absent: R. Jones

Motion to Close the Public Hearing by G. Carr, Seconded by H. Davis

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

Nays: None

Absent: R. Jones

V. Questions and Comments (None)

VI. Public Commentary (None)

VII. Adjournment

Motion to Adjourn by G. Carr, Seconded by A. Douglas

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

Nays: None

Absent: R. Jones

Adjournment at 7:00 p.m. (approximate)

# Business background

## 1. Beverage Blending and mixing facility in the rear

Monday – Saturday, Hours will between 8am – 12am

Sale of any made liquor products will be in accordance of the City of North Chicago liquor laws

Minimum employees will be two

Alarm and surveillance system will be added to the building that will provide coverage for the full facility.

### **Banquet / Meeting Hall**

Hours for Banquet Hall will vary according to the rental request but all rentals will end with rules of North Chicago Liquor Law hours. Our target audience for the banquet / meeting halls are small private gatherings like birthday parties, retirements, meet and greet for family reunions, Christmas parties, and meeting locations for other business and organizations and persons to meet. The proposed rentals will be closely vetted and monitored to ensure the safety of the renters and residents of North Chicago.

All food will be catered in from licensed food vendors that are certified with the Lake Health Department and all potential renters will have to carry insurance to indemnify others and myself.

The maximum occupancy for all banquets and meetings will be 36 people. The 36 people will include all guests and staff at the banquet/ meeting hall. The staff will consist of one crowd manager who will ensure that the occupancy does not reach its maximum, a banquet / meeting coordinator and a private security guard.

### **Occupancy Breakdown**

|              |    |
|--------------|----|
| Guests ..... | 33 |
| Staff.....   | 3  |

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36 Total Occupancy

Staff will consist of Banquet Coordinator, Crowd Safety Manager, and Security Guard.

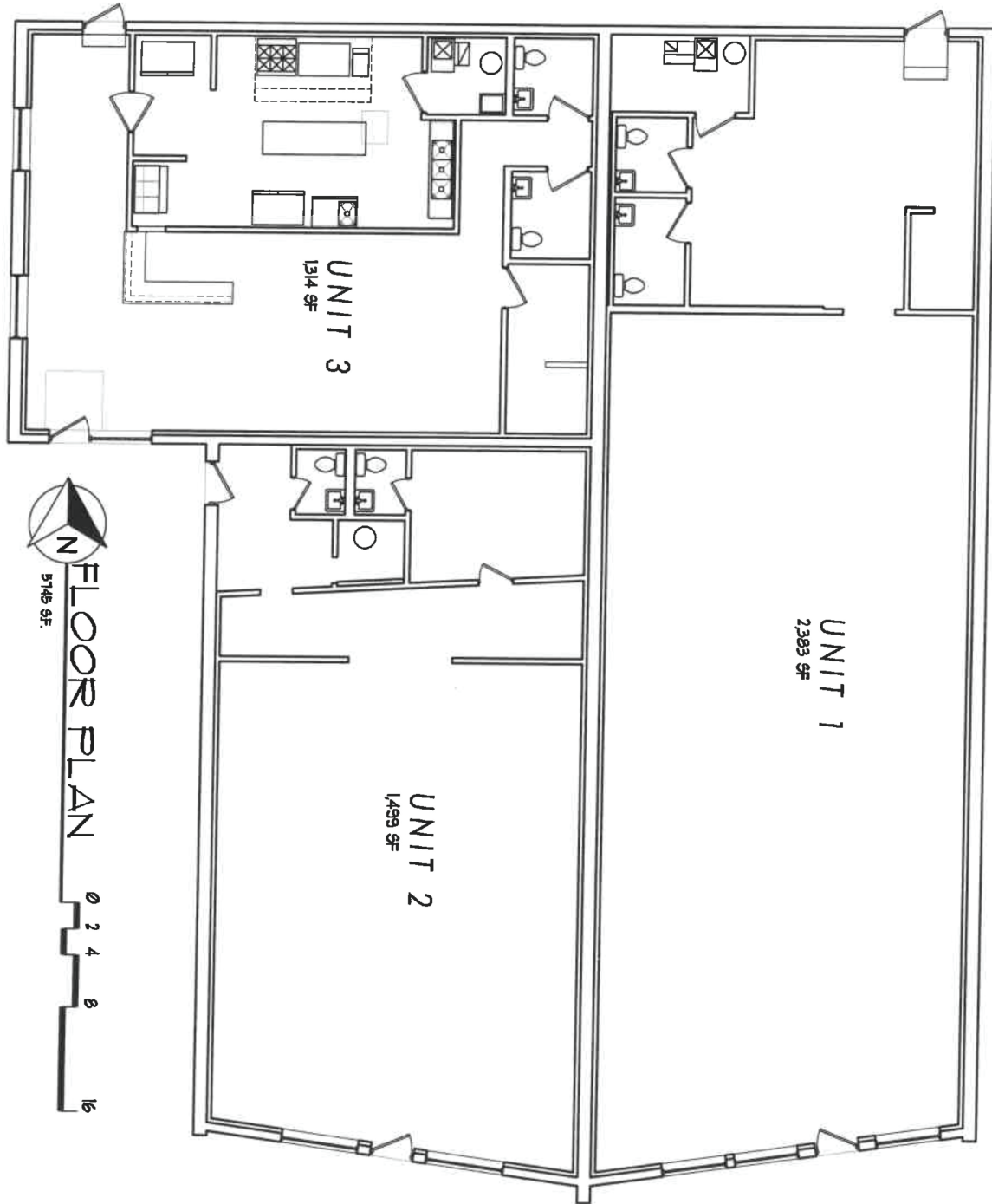
Guests will be considered all non-staff personnel (bartender, photographer, DJ and attendees).

A certified Bassett bartender will provide liquor for any events at the banquet / meeting hall. All alcohol will be served at the banquet hall according to the City's rules and regulations.

**2. Signage for Building**

The sign will be a simple sign that meets the basic requirements of the City of North Chicago sign policy an ordinance. The sign would be attached to the building south upper fascia (see attached) and it would read SWB Banquet and Beverage center.









Emergency Push out Fire Escape Door

Staff and Crowd monitor

Production area 8' x 10'

Canning Line 8' x 10'

DSP Area

Grease Trap  
3 comp. sink  
Hand Sink

Mop Sink


Chairs

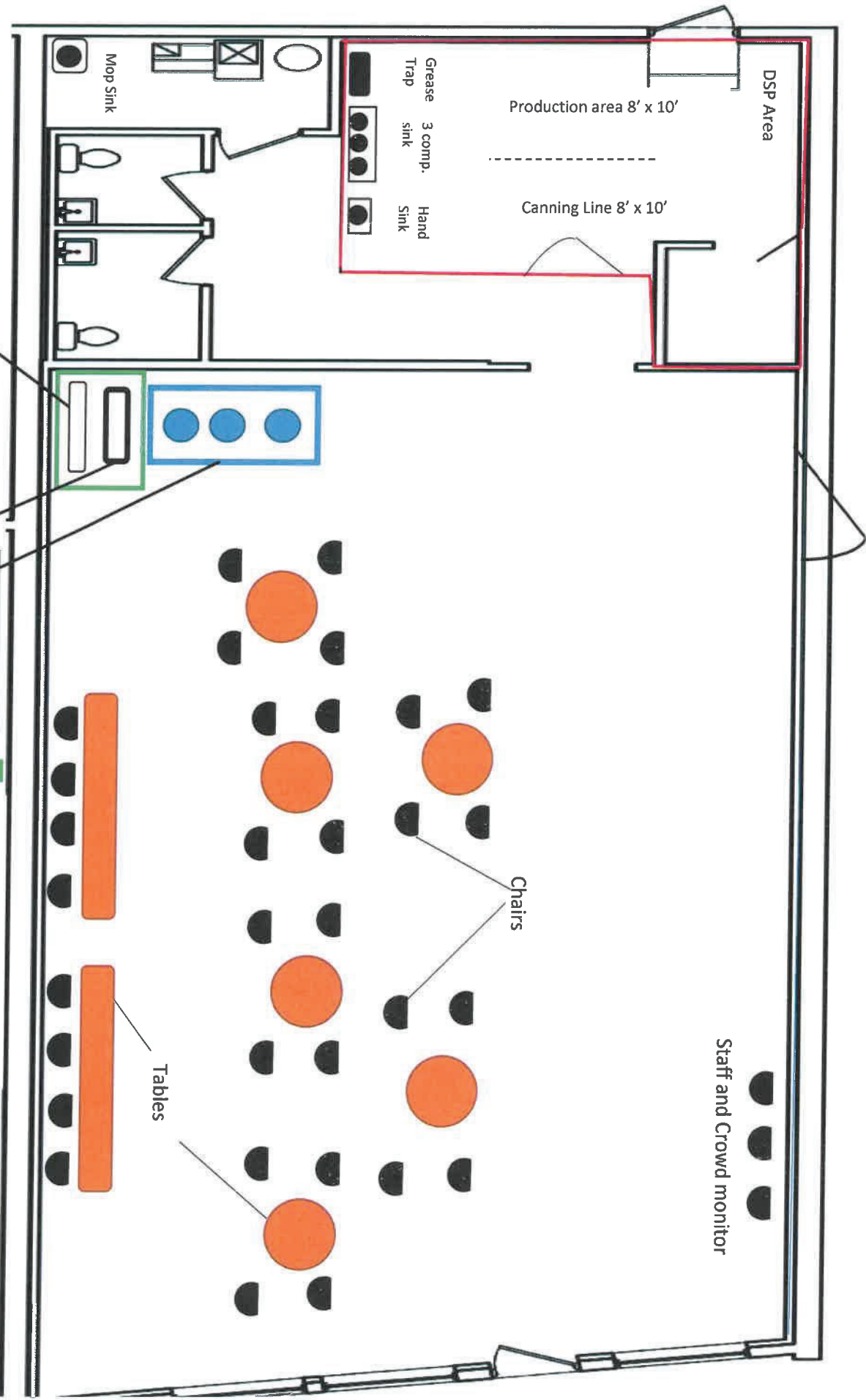
Tables

Shelving & Storage

Serving Counter

Table area

-  Retail area where purchases can be made
-  Tasting area
-  Mixing production area (DSP)
-  Banquet / meeting area space





Emergency Push out Fire Escape Door

DSP Area

Production area 8' x 10'

Canning Line 8' x 10'

Grease Trap  
3 comp. sink  
Hand Sink

Mop Sink

Staff and Crowd monitor

32 Chairs set up for meeting

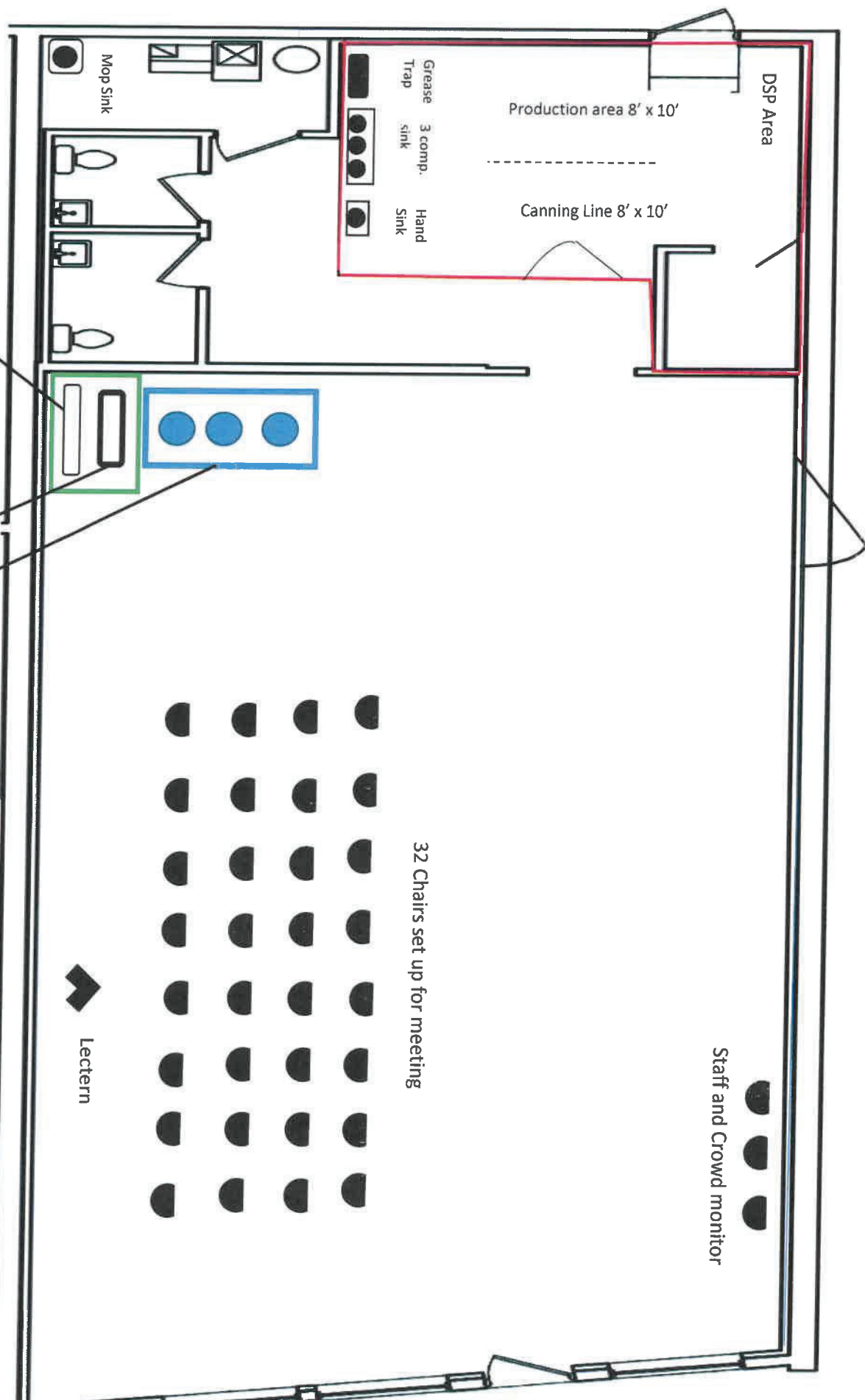
Lectern

Shelving & Storage

Table area

Serving Counter

-  Retail area where purchases can be made
-  Tasting area
-  Mixing production area (DSP)
-  Banquet / meeting area space





(847) 336-0059 phone  
(847) 336-8753 fax

PEKLA SURVEYING CO., LTD.

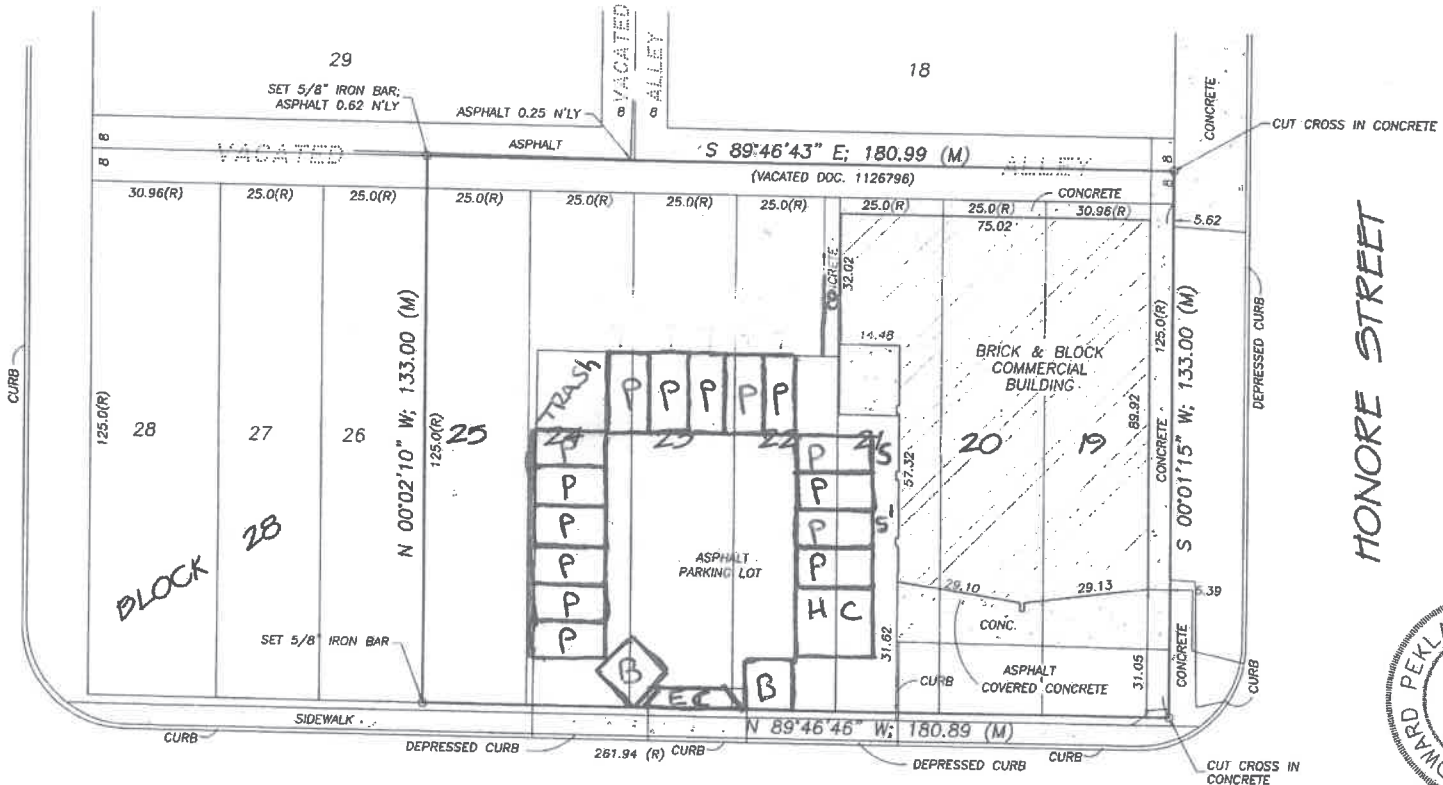
# PLAT OF SURVEY

LOTS 19, 20, 21, 22, 23, 24 AND 25 IN BLOCK 28 IN THE SUBDIVISION OF THE EAST HALF OF LOT 1 IN THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF LOT 1 IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 22, 1892, AS DOCUMENT 48202, IN BOOK "C" OF PLATS, PAGES 6 AND 7, IN LAKE COUNTY, ILLINOIS.

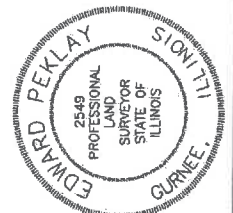
163 N. GREENLEAF ST.  
SUITE 1  
GURNEE, IL 60031-3344

**Legend**  
(R) = Record  
(M) = Measure  
Basis of Bearings = Assumed  
Area = 24,059 sq.ft. (M)  
NOTE: legal description given does not contain vacated alley.

WALLACE AVENUE



HONORE STREET



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED BY SCALING.  
DATE OF FIELD WORK: 6/16/20  
SCALE: One inch = 30 feet  
FILE NO. 20-157  
ORDERED BY: T. Bond

PROPERTY ADDRESS: 2300 W. M.L.  
King Jr. Drive, North Chicago, IL

B = 12' space between parking END CAP  
EC = END CAP  
HC = HANDICAP SPACE 16' X 19'

MARTIN LUTHER KING JR. DRIVE

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

P = PARKING SPACES  
9' X 16'

S = 5' setback from Building wall to start of parking area

STATE OF ILLINOIS  
COUNTY OF LAKE S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GURNEE, IL 6/17 A.D. 2020  
PEKLA SURVEYING CO., LTD.  
PROFESSIONAL DESIGN FIRM NO. 2981

BY *Edward Peklay*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2549. MY LICENSE EXPIRES 11/30/2020