

Planning & Zoning Commission
Meeting Minutes
March 31, 2021

The Planning & Zoning Commission of North Chicago met on Wednesday, March 31, 2021, at 6:11 p.m. via Zoom.

I. CALL TO ORDER/ATTENDANCE

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

Absent: G. Jackson, A. Jackson

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

II. Approval of Minutes – None

III. Old Business – None

IV. New Business

a. PZC-06-2021; Public Hearing:

Comprehensive Plan Amendment to change the future land use designation of specific parcels from the "Regional Commercial" future land use designation to the Commercial/Industrial Flex future land use designation for the vacant site commonly known as 910 Martin Luther King Jr. Dr.

Motion to open public hearing by H. Davis, seconded by G. Carr.

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

Nayes:

Abstain:

David Meek, 513 Center Avenue, Suite 400, Highland Park, Illinois, stated the proposed amendment is consistent with the project outlined in the redevelopment agreement. The intent is to change a portion of the land use designation. The amendment would be consistent with the proposed development plan. The amendment would not impact the rest of the site. The proposed development would jump-start the development of the remainder of the site.

G. Carr asked if the proposed development will impact the development of the remainder of the site.

D. Meek stated the warehouse is setback substantially from Martin Luther King Jr. Dr. The proposed road and landscape buffer would serve as a buffer between the uses.

H. Kashima, Senior Program Director, Structured Development 211 Clinton Avenue, Chicago, Illinois, has saved the best part of commercial development. COVID has impacted the hotel industry. The remainder of the site is being preserved for retail use.

N. Warda stated the flex designation is also the land use designation for the parcels south of the subject property.

D. Meek said it was essential to leave flexibility with the site's development by leaving it the way it currently is and not to change the land use designation for future phases.

N. Warda stated the loading docks on the west side of the building; the west elevation is aesthetically pleasing.

R. Jones asked if, with amendment, will the flex property be used as warehouse-type?

D. Meek stated flex designation is only for the proposed warehouse. The balance of the property is going to remain a Regional Commercial. The developer is trying to make the Comprehensive Plan amendment in line with the proposed warehouse/distribution facility.

R. Jones asked if this property would attract other warehouse development in the balance of the site.

D. Meek stated another warehouse could be built but would require an amendment to the comprehensive plan.

R. Jones asked how much land would be available for development after constructing the proposed 220,000 square foot building. What is left for Phase II?

D. Meek said approximately half of the site would remain available for commercial development.

There were no public comments.

The staff's recommendation was to approve the proposed Comprehensive Plan amendment.

Motion to recommend an amendment to the City's Comprehensive Plan to change the future land use designation for specific parcels from Regional Commercial to the Commercial/Industrial Flex land use designation by G. Carr, seconded by H. Davis.

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

Nayes:

Abstain:

Motion to close the public hearing for PZC-06-2021 by G. Carr, seconded by H. Davis

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

Nayes:

Abstain:

V. Questions and Comments – None

VI. Public Commentary – None

VII. Announcements - None

VIII. Adjournment

Motion to adjourn the meeting by H. Davis, seconded by A. Douglas.

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

Nayes:

Abstain:

The meeting adjourns at 6: 41 p.m.