

PLANNING & ZONING COMMISSION
MEETING MINUTES
Monday, March 28, 2022

The North Chicago Planning & Zoning Commission met on Monday, March 28, 2022 at 6:12 PM in the City Council Chambers at 1850 Lewis Avenue, North Chicago, IL 60064.

I. Call to Order/Attendance

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

Staff Present: N. Warda, Senior Planner

II. Approval of Meeting Minutes

- a. Meeting Minutes for November 22, 2021
- b. Motion to approve Meeting Minutes for November 22, 2021
Moted by: P. Carballido
Seconded by: G. Jackson
Ayes: P. Carballido, R. Jones, G. Jackson
Nays: None
Abstain: A. Jackson, A. Douglass
Absent: G. Carr, H. Davis

III. Old Business – None

IV. New Business

- a. PZC-01-2022; Public Hearing
Petition for Variance to the design of the parking facilities and loading berths at 2550-2600 Commonwealth Avenue (PIN 12-05-417-009), 0 Commonwealth Avenue (PIN 12-05-418-010), 2575 Commonwealth Avenue (PIN 12-05-417-005), and 2525 Greenfield Avenue (PIN 12-05-417-008), collectively referred to as 2600 Commonwealth Avenue
Request: Approval of Variance

Roll Call to open Public Hearing:

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

Staff Summary: None

Petitioner Presentation:

BJ Korman, Vice President of Engineering, EMCO Chemical speaks about expanding their operations in either North Chicago or Pleasant Prairie, and electing to purchase and demolish two building adjacent to their existing facility at the subject site. This acquisition will allow them to construct a building addition, and add a new water-based product line to their company for items such as turtle wax car wash or bug and tar remover. The production of these products will be different than their operations at other sites in town. Due to site limitations, they are seeking variances to the design of the parking facilities and loading berths.

PZC Questions/Comments:

Question: A. Jackson asks if the area where two buildings are to be demolished will be another building or another loading dock.

Answer: BJ Korman replies that it will be a masonry building addition, with a new setback of 15 feet on the west side.

Question: A. Jackson asks if the old garage will come down.

Answer: BJ Korman replies, yes.

Question: P. Carballido asks if the products made at the building will emit any smell or effect air quality.

Answer: BJ Korman replies that there is no smell and it will not affect air quality. There are chemicals used at other facilities, but they go through filter systems, including monitoring water.

Question: A. Jackson asks if approved what would be the time schedule.

Answer: BJ Korman replies that they are hoping for the building to be up by the end of this year, with the interior buildout and tanks next year.

Question: A. Jackson asks what kind of jobs and how many.

Answer: BJ Korman replies 60-70 new jobs from fork lift drivers, managers, maintenance, cleaning, and line workers.

Question: A. Jackson asks if there are ties between this new build and the existing facility on MLK.

Answer: BJ Korman replies they would be fully tied together to be able to go back and forth depending on need. They plan to shift things around, moving things like soaps. The new facility will be state of the art, while the existing building has features from the 80's and 90's. They have approximately 25 opening right now in North Chicago, so they would be looking to hire immediately.

Question: N. Warda asks what the starting pay would be.

Answer: BJ Korman replies \$16/hr for line workers, \$18/hr for janitors, and skilled trades would be even more.

A. Jackson states that recognized Mr. Victor Barrera is at the meeting this evening.

Public Comments:

None

Final PZC Questions/Comments:

None

Staff Recommendation:

N. Warda clarifies the variances being sought and the improvements being made. He also explains that this parking arrangement is common for the corridor. Finally, he recommends the approval of the Petition for Variance to the design of the parking facilities and loading berths at 2550-2600 Commonwealth Avenue (PIN 12-05-417-009), 0 Commonwealth Avenue (PIN 12-05-418-010), 2575 Commonwealth Avenue (PIN 12-05-417-005), and 2525 Greenfield Avenue (PIN 12-05-417-008), collectively referred to as 2600 Commonwealth Avenue

Motion to approve the Petition for Variance as presented

Motioned by: G. Jackson

Seconded by: A. Douglass

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass, G. Jackson

Nays: None

Abstain: None

Absent: G. Carr, H. Davis

Motion to close Public Hearing

Motioned by: P. Carballido

Seconded by: G. Jackson

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass, G. Jackson

Nays: None

Abstain: None

Absent: G. Carr, H. Davis

b. PZC-01-2022; Findings of Fact

Petition for Variance to the design of the parking facilities and loading berths at 2550-2600 Commonwealth Avenue (PIN 12-05-417-009), 0 Commonwealth Avenue (PIN 12-05-418-010), 2575 Commonwealth Avenue (PIN 12-05-417-005), and 2525 Greenfield Avenue (PIN 12-05-417-008), collectively referred to as 2600 Commonwealth Avenue

Request: Approval of Findings of Fact

N. Warda presents the findings.

P. Carballido asks if this will be normal going forward.

N. Warda replies, yes, with the possible exception of more challenging or involved cases.

A. Jackson reads into the record the introduction information for the Findings of Fact.

Motion to approve Findings of Fact as presented

Motioned by: R. Jones

Seconded by: A. Douglass

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass, G. Jackson

Nays: None

Abstain: None

Absent: G. Carr, H. Davis

V. Questions and Comments

N. Warda welcomed back the PZC to in-person meetings, and mentioned the updated to the City Council Chambers. Also, the Governor's mask mandate is soon set to expire.

VI. Public Commentary

None

VII. Adjournment

Motion to adjourn

Motioned by: P. Carballido

Seconded by: R. Jones

Ayes: P. Carballido, R. Jones, A. Jackson, A. Douglass, G. Jackson

Nays: None

Abstain: None

Absent: G. Carr, H. Davis

Meeting adjourned at 6:51 PM