

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, JANUARY 9, 2023

The North Chicago Planning & Zoning Commission met on Monday, January 9, 2023, at 1850 Lewis Avenue in the City Council Chambers. The meeting was called to order at 6:05 PM.

I. Call to Order/Attendance

Present: R. Jones, P. Carballido, A. Douglass, A. Jackson

Absent: H. Davis, G. Carr, G. Jackson

Staff Present: Victor Barrera, Economic & Community Development
Director and Nimrod Warda, Senior Planner

II. Approval of Meeting Minutes – None

III. Old Business – None

IV. New Business

- a. PZC-01-2023; Public Hearing:
Sign Variances, 30347 Skokie Highway
Request: Approval of Sign Variances (3)

Motion to open public hearing

Motioned by: R. Jones

Seconded by: P. Carballido

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

Nays: None

Abstain: None

Absent: H. Davis, G. Carr, G. Jackson

Petitioner Presentation:

Scott Hannion, Real Estate Representative
Clear Channel Outdoor, LLC
4000 S. Morgan Street
Chicago, Illinois 60609

S. Hannion stated that Clear Channel LLC wants to change the static board to a digital one.

A. Jackson asked how often the copy is changed on a static board.

S. Hannion stated that he copy is replaced every month.

PZC Questions/Comments:

A. Jackson asked how often the copy is changed on a static board.
S. Hannion stated the copy is replaced every month, and with the digital board the advertisement will change every 10 seconds. Clear Channel will abide by guidelines set forth by the City.

A. Jackson asks if any order to the messages, due to how much you pay.
S. Hannion stated no. The charges are much difference between the static and digital boards. Digital is more bang for your buck.

A. Jackson asks if some additional signs along the Skokie Highway corridor signs be replaced soon.
S. Hannion states that, in his opinion, he thinks a few could be replaced, but not all can be replaced because of IDOT stipulations. For the time being, Clear Channel is focused on the current request.

R. Jones asked if the advertisers were known at this time.
S. Hannion stated he did not know, as another department handles sales.

A. Jackson asked how long it would take to have the new billboard functional.
S. Hannion stated it more than likely will be the second quarter of this year. They are awaiting on IDOT's approval of the proposed sign.

Public Comments: None

Final Board Questions: None

Staff Recommendation:

Staff provided background; the sign is legal non-conforming. The proposed sign will not change size or height from the existing static board. OUTFRONT Media has a digital board and has not created any impact to adjacent owners and motorists.

Recommendation to approve the requested sign variances (3)

Motion to approve the following sign variations.

1. Approve a variance to Section 12-11-22A(1) of the Sign Ordinance to replace a static board with a digital board.
2. Approve a variance to Section 12-11-22A(3) of the Sign Ordinance to permit the placement of a static board with a digital board.
3. Approve a variance to Section 12-11-07 Table of the Sign Ordinance to permit the overall display area of 378 square feet and height of 42'.

Motioned by: P. Carballido
Seconded by: R. Jones
Ayes: P. Carballido, R. Jones, A. Douglass, A. Jackson
Nays: None
Abstain: None
Absent: H. Davis, G. Carr, G. Jackson

Motion to close the public hearing
Motioned by: P. Carballido
Seconded by: A. Douglass
Ayes: P. Carballido, A. Douglass, R. Jones, A. Jackson
Nays: None
Abstain: None
Absent: H. Davis, G. Carr, G. Jackson

V. Questions and Comments

V. Barrera shared that the City hired a consultant to update the City's Comprehensive Plan, and that A. Jackson and P. Carballido served on the Selection Committee. City Council approved a professional service agreement with The Lakota Group. At some point, the plan will be to present the PZC, and updates will be provided regularly.

VI. Public Commentary – None

VII. Adjournment

Motion to adjourn
Motioned by: P. Carballido
Seconded by: A. Douglass
Ayes: C. Carballido, A. Douglass, R. Jones, A. Jackson
Nays: None
Abstain: None
Absent: H. Davis, G. Carr, G. Jackson

Meeting adjourned at 6:44 PM