

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, MARCH 27, 2023

The North Chicago Planning & Zoning Commission met on Monday, March 27, 2023 at 6:08 PM in the City Council Chambers.

I. Call to Order/Attendance

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

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

II. Approval of Meeting Minutes

- a. Meeting Minutes for March 13, 2023
Deferred to future meeting.

III. Old Business – None

IV. New Business

- a. PZC-05-2023; Public Hearing:
Petition for variance to parking regulations and petition for subdivision at 0 Green Bay Road (PIN 12-05-307-099), 2301 Green Bay Road (PIN 12-05-307-100) and 0 Winter Avenue (PIN 12-05-307-003, 12-05-307-004, 12-05-307-005, 12-05-307-006, 12-05-307-007, 12-05-307-008, 12-05-307-009, 12-05-307-010, 12-05-307-011, 12-05-307-012, 12-05-307-013, 12-05-307-014, 12-05-307-015, 12-05-307-016), collectively known as 2301-2313 Green Bay Road, North Chicago, IL 60064.
Request: Approval of variance and subdivision

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

Petitioner Presentation:

Lawrence Freedman, Attorney
95 Revere Drive, Northbrook

Eric Smith, Architect (KMA & Associates)
2205 Lakeside Drive, Bannockburn

Lawrence Freedman explains that his client is looking to subdivide the property into three lots in order to develop the area north of the existing Starbucks, as well as a parking variance of 25% for the new development.

Eric Smith explains the context of the property in proximity to the surrounding uses, as well as the location of the existing and proposed uses on the property. He further mentions that Dollar Tree will be one of the three tenants in the proposed retail building, and that they are comfortable with the proposed parking variance.

Lawrence Freedman explains that the land on the east side of the site was acquired from the City and will be used for stormwater detention, maximizing the development potential on the west side of the site. He further explains that the parking between the uses will be shared, as the property will be under single ownership.

PZC Questions/Comments:

R. Jones - What is the reason for the parking reduction of 25%?

Lawrence Freedman explains that the site and building size limit the area available for parking. It is his opinion that the Zoning Ordinance also requires more parking than really needed for this project, and with the variance they still have adequate parking.

R. Jones – Is there going to be a restaurant?

Lawrence Freedman explains that the second tenant is Jimmy John's at the end cap with the drive-thru, but they have yet to identify the third (middle) tenant.

G. Jackson – Do you have any end dates or beginning dates?

Andrea Ragona, Project Manager with Etna Development
200 W. Madison, Suite 4200, Chicago

Andrea Ragona explains that she represents the developer and they are still seeking permits from IDOT, but they would like to start the project in June, have paving down by November, finish the interior work during the winter, and open in Spring 2024.

R. Jones – Do you have in mind what type of retailer the third occupant would be?

Andrea Ragona states that they advertise to all retailers, including other restaurants and phone operators. She further states that whatever use that goes in would be in conformance with the City's zoning regulations.

Public Comments: None

Staff Recommendation:

Nimrod Warda explains the parking relief could technically be granted administratively by the Economic & Community Development Director, but staff and the applicant felt it better to be formally on record with a variance to be transparent to the

public. Also, since the property will be broken down into three lots, staff is suggesting safeguards be put in place to ensure the maintenance of common stormwater areas.

Staff recommends the Planning and Zoning Commission consider the following motion(s).

1. Motion to recommend approval of the petition for variance to parking regulations.
2. Motion to recommend approval of the petition for subdivision, subject to engineering review.

Motion to approve a parking variance.

Motioned by: P. Carballido

Seconded by: A. Douglass

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

Nays: None

Abstain: None

Absent: G. Carr, A. Jackson

Motion to approve a subdivision, subject to engineering review.

Motioned by: A. Douglass

Seconded by: G. Jackson

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

Nays: None

Abstain: None

Absent: G. Carr, A. Jackson

Motion to close public hearing

Motioned by: P. Carballido

Seconded by: G. Jackson

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

Nays: None

Abstain: None

Absent: G. Carr, A. Jackson

b. PZC-05-2023; Findings of Fact:

Petition for variance to parking regulations at 0 Green Bay Road (PIN 12-05-307-099), 2301 Green Bay Road (PIN 12-05-307-100) and 0 Winter Avenue (PIN 12-05-307-003, 12-05-307-004, 12-05-307-005, 12-05-307-006, 12-05-307-007, 12-05-307-008, 12-05-307-009, 12-05-307-010, 12-05-307-011, 12-05-307-012, 12-05-307-013, 12-05-307-014, 12-05-307-015, 12-05-307-016), collectively known as 2301-2313 Green Bay Road, North Chicago, IL 60064.

Request: Approval of Findings of Fact

Nimrod Warda explains that staff has received a few calls about the project, but all the feedback from the public was positive and supportive. Moreover, all the criteria for the finding of fact have been met.

Motion to approve the Findings of Fact for PZC-05-2023

Motioned by: G. Jackson

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

V. Questions and Comments – None

VI. Public Commentary – None

VII. Adjournment

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

Meeting adjourned at 6:34 PM