

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, MAY 22, 2023

The North Chicago Planning & Zoning Commission met on Monday, May 22, 2023 at 6:12 PM in the City Council Chambers.

I. Call to Order/Attendance

Present: R. Jones, G. Jackson, A. Douglass, P. Carballido
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.
- b. Meeting Minutes for March 27, 2023
Deferred to future meeting.

III. Old Business – None

- a. PZC-05-2022; Modification of Approved Plans:
Petition for special use permit related to a planned unit development at 1714, 1720 and 1724 Green Bay Road (PINs 08-31-400-013, 08-31-400-014 and 08-31-400-012)

Petitioner Presentation:

Michael Edgar
13 N Genesee Street, Waukegan, IL
Architect for petitioner

Based on comments from IDOT, the site design had to change from two entrance points to one entrance point. In doing so, the site plan itself was amended to shift the placement of the proposed buildings and associated parking areas. The new design was worked out with input from City Staff, including the Fire Department and Engineering. The buildings were previously lined up in an arch shape, and now they are straight to allow for more parking and fire truck movements. This is a major modification, hence the need to come back to the PZC.

Nimrod Warda concurs with the information presented and reiterates that the petitioner worked with City Staff to come up with the best plan possible given the input from IDOT. There is a possibility for a second access to the site at a later date via a different pathway.

PZC Questions/Comments:

R. Jones – Is the potential second entrance point needed?

Nimrod Warda explains the potential second entrance point would not come directly off the IDOT right-of-way, so it would be a go around. It is not needed, but it could help with the flow and function of the site.

Public Comments: None

Staff Recommendation:

Approval of the petition for modification of approved plans at 1714, 1720 and 1724 Green Bay Road.

Motion to approve the petition for modification of approved plans at 1714, 1720 and 1724 Green Bay Road, as presented.

Motioned by: G. Jackson

Seconded by: R. Jones

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

Nays: None

Abstain: None

Absent: G. Carr, A. Jackson

IV. New Business

a. PZC-06-2023; Public Hearing:

Petition for text amendment to the North Chicago Zoning Ordinance regarding proposed changes to the lot, yard and bulk regulation in the M3 district as well as the required number of street trees.

Motion to open public hearing

Motioned by: P. Carballido

Seconded by: R. Jones

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

Nays: None

Abstain: None

Absent: G. Carr, A. Jackson

Petitioner Presentation:

Adam Lyons, Architect

894 Mettawa Lane, Mettawa, IL

Presenting on behalf of HMT Manufacturing.

The petition started because HMT was looking to construct a private storage building at 2323 Commonwealth Avenue, which is in the M3 zoning district. The location does not have any neighbors to the south. The proposed building meets code with everything except the side yard setback.

In coordination with City staff, the petitioner worked to change some lot, yard and bulk regulations that would not only benefit HMT, but also other area businesses. The changes may help promote development and expansion.

Nimrod Warda mentions the City also requested that petitioner add a text amendment to the street tree requirement for the City. These changes would cut the existing standard in half, from every 30 feet to 60 feet in the R1 district, and from 25 feet to 50 feet in all other districts. The idea is that it would help make the placement of street trees easier for new residential and commercial construction, so as not to conflict with utilities and driveway openings. Based on input from the Police department and Public Works, these changes will help with public safety by allowing more street lighting to shine through, as well as reduce maintenance expenses for the City and residents.

Burton Bucher

35025 N Oak Knoll, Gurnee

HMT Manufacturing has a wind turbine and solar panels, which generate enough power for all the manufacturing needs. Mr. Bucher came into the complex in 1971, and has been running the business for nearly 50 years. All the employees come from North Chicago.

PZC Questions/Comments: None

Public Comments: None

Staff Recommendation:

Nimrod Warda explains that the changes proposed would bring many existing buildings into conformity or nearer to conformity. He further explains that when the existing standards were created the City didn't realize that they may actually be disincentivizing existing companies to reinvest in their properties, because so many building were nonconforming. The proposed amendments may encourage reinvestment in the M3 district, especially along the Commonwealth Corridor.

An example is provided comparing the current setback regulations for the construction of a garage versus the proposed development of the new storage building at HMT. The proposed building will be 16,000+ sq. ft., and painted white with light blue wainscoting and trim to match the color scheme of the existing facility.

Burton Bucher states that the original building was approximately 20,000 sq. ft., and additions were added over time to bring the current facility to between 55,000 and 60,000 sq. ft. From 1988 to current they have not had any tagging or graffiti at the facility.

Staff recommends the approval of the Text Amendment to the Zoning Ordinance.

Motion to approve the Text Amendment as presented.

Motioned by: A. Douglass

Seconded by: G. Jackson

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

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

b. PZC-06-2023; Findings of Fact:

Petition for text amendment to the North Chicago Zoning Ordinance regarding proposed changes to the lot, yard and bulk regulation in the M3 district as well as the required number of street trees.

Request: Approval of Findings of Fact

Nimrod Warda explains the amendment fits within our Comprehensive Plan as a medium-term action, that many nonconforming conditions will be ameliorated, and no objections were heard. Overall, 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: A. Douglass
Ayes: A. Douglass, G. Jackson, R. Jones, P. Carballido
Nays: None
Abstain: None
Absent: G. Carr, A. Jackson

V. Questions and Comments

R. Jones asks whether the PZC will be receiving a pay raise.

Victor Barrera has raised the question with hire ups, and the matter is still pending discussion.

G. Jackson asks if the PZC is getting a stipend or regular pay.

Nimrod Warda replies that it is a stipend.

G. Jackson asks if she can have something in writing stating that it is a stipend.

Victor Barrera replies that it is already in our CSO ordinance, and that he will share it with her.

Nimrod Warda mentions that the consultants for the Comprehensive Plan will be starting more public engagement, and a deliverable will be provided to the City near the end of August.

A. Douglass asks where things stand with Jimmy John's.

Nimrod Warda replies that the developer has applied for the permit, and that they are under plan review. The developer would like to have the foundation poured and the shell constructed before the end of the year, allowing for the interior build out over the winter months.

VI. Public Commentary – None

VII. Adjournment

Motion to adjourn

Motioned by: R. Jones

Seconded by: A. Douglass

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

Nays: None

Abstain: None

Absent: G. Carr, A. Jackson

Meeting adjourned at 6:48 PM