



PLANNING & ZONING COMMISSION

Location: Remote Meeting via Zoom

Monday, March 29, 2021

6:00 p.m.

I. Call to Order / Attendance

II. Approval of Minutes

a. Minutes of PZC Meeting, February 22, 2021 & March 8, 2021

III. Old Business

a. PZC-03-2021; Special Use Permit to amend the Planned Unit Development at 12685 W Berwyn Ave (PIN 12-07-301-012), 12633 W Berwyn Ave (PIN 12-07-301-013), 12632 W Birchwood Ave (PIN 12-07-301-006) and 12660 W Birchwood Ave (PIN 12-07-301-007), 12663 W Birchwood Ave (PIN 12-07-303-004), and 12633 W Birchwood Ave (PIN 12-07-303-005), North Chicago, Illinois 60064.

Request: Approval of Findings of Fact

b. PZC-04-2021; Special Use Permit for a Planned Unit Development at 2140 Sheridan Road and 910 Martin Luther King Drive, North Chicago, Illinois, 60064, proposing a mixed use of warehouse, retail, commercial, hotel, restaurant, office, medical office and other supportive uses on the approximately 30 acre vacant site located at the northwest corner of Martin Luther King Drive and Sheridan Road. The site that is the subject of the Petition by Sheridan Crossing Development JV, LLC has the following tax parcel identification numbers (PINs):

12-04-111-046; 12-04-111-037; 12-04-111-038; 12-04-111-039;
12-04-111-040; 12-04-111-041; 12-04-111-042; 12-04-111-043;
12-04-111-044; 12-04-111-045; 12-04-111-015; 12-04-111-016;
12-04-111-017; 12-04-111-018; 12-04-111-019; 12-04-111-020;
12-04-111-021; 12-04-111-022; 12-04-111-023; 12-04-111-024;
12-04-111-025; 12-04-111-026; 12-04-111-027; 12-04-111-028;
12-04-111-029; 12-04-111-030; 12-04-111-031; 12-04-111-032;
12-04-112-004; 12-04-112-005; 12-04-113-002; 12-04-114-001;
12-04-114-002; 12-04-114-003; 12-04-114-004; 12-04-114-005;
12-04-114-006; 12-04-114-007; 12-04-114-008; 12-04-114-009;
12-04-114-010; 12-04-114-011; 12-04-114-012; 12-04-114-013;
12-04-114-014; 12-04-114-015; 12-04-114-016; 12-04-114-028;
12-04-114-029; 12-04-114-030; 12-04-114-031; 12-04-114-032;

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12-04-114-033; 12-04-114-034; 12-04-100-019; 12-04-111-033;
12-04-114-025; 12-04-100-038; and 12-04-116-001

Request: Approval of Planned Unit Development
and Preliminary Plat of Subdivision

IV. New Business

a. PZC-05-2021; Public Hearing:

Zoning Map Amendment from M2 - General Industrial District to B2 - General
Business District at 12616 W. Bonaparte (PIN 1207304008)

Request: Approval of Zoning Map Amendment

Special Use Permit for Gasoline Service Station at 12616 W. Bonaparte (PIN
1207304008)

Request: Approval of Special Use Permit

- Request:
1. Approval of Zoning Map from M1 – Limited Industrial
to B2 General Business District at 12616 W. Bonaparte
Avenue.
 2. Approval of a Special Use Permit to allow a Gasoline
Service Station at 12616 W. Bonaparte Avenue.

V. Questions and Comments

VI. Public Commentary

VII. Adjournment



The Planning & Zoning Commission meeting will be broadcast at the following link:

<https://us02web.zoom.us/j/4397524721?pwd=OG5Ec25JNGQzR3FCR2ZHalhYSTdPQT09>

- Meeting ID: 439 752 4721
- Password: 1850
- One tap mobile: +13126266799,,4397524721#,,,,,0#,,1850# US (Chicago)
- Dial by your location: 312-626-6799 (Chicago area)
 - Find your local number: <https://us02web.zoom.us/u/kca2wvcjH>

Interested parties may contribute comments in one of three ways:

1. Written comments:

- Individuals interested in providing written comments must email vicbar@northchicago.org no later than 5:00 p.m. on the day of the meeting.
- Alternatively, individuals can deliver written comments to the below contact no later than 5:00 p.m. on the meeting day.
 - Victor Barrera
Department of Economic & Community Development
City of North Chicago
1850 Lewis Avenue
North Chicago, IL 60064
- Along with your full name and address, please clearly indicate the agenda item(s) for which you would like to provide comments.
- All written comments will be read into the record alongside the corresponding agenda item(s) in the order for which they are received, subject to compliance with the City's public comment and public meeting rules and procedures.

2. Voicemail comments:

- Individuals interested in providing a voicemail comment must call 847-596-8671 and leave a message no later than 5:00 p.m. on the day of the meeting.
- Along with your full name and address, please clearly indicate the agenda item(s) for which you would like to provide comments.
- All voicemails will be played into the record alongside the corresponding agenda item(s) in the order for which they are received, subject to compliance with the City's public comment and public meeting rules and procedures.

3. Verbal comments during the meeting:

- Individuals interested in providing verbal comments during the meeting must call 847-596-8671 or email vicbar@northchicago.org and leave a message no later than 5:00 p.m. on the day of the meeting, or send a message within the Zoom chat section once the meeting has begun.
- Along with your full name and address, as well as Zoom screen name and/or phone number, please clearly indicate the agenda item(s) for which you would like to provide comments.
- Individuals will be granted an opportunity to speak alongside the corresponding agenda item(s) in the order for which their message is received, subject to compliance with the City's public comment and public meeting rules and procedures.