



**PLANNING & ZONING COMMISSION**

**Location: Remote Meeting via Zoom**

**Monday, March 8, 2021**

**6:00 p.m.**

I. Call to Order / Attendance

II. Approval of Minutes

a. Minutes of PZC Meeting, February 22, 2021

III. Old Business

IV. New Business

- a. PZC-02-2021; Special Use Permit for 1) craft spirits blending, mixing and distribution, 2) craft spirits retail sales, 3) craft spirits tasting room, and 4) banquet or reception hall at 2300 Martin Luther King Jr. Drive (PINs 12-05-122-034, 12-05-122-035, 12-05-122-036, 12-05-122-037, 12-05-122-038, 12-05-122-039, 12-05-122-040, and 12-05-122-041), North Chicago, Illinois 60064

Request: Approval of Findings of Fact

- b. 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 Amendment to the Planned Unit Development

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- c. 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;  
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

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=OG5Ec2JNGQzR3FCR2ZHalhYSTdPQT09>

- 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](mailto: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](mailto: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.