

PLANNING & ZONING COMMISSION
MONDAY, JULY 27, 2020 MEETING MINUTES.

The Planning and Zoning Commission of North Chicago met on Monday, July 27, 2020 at 6:03 p.m. in the Council Chambers at 1850 Lewis Avenue, North Chicago, IL. And via Zoom.

I. Call to Order/Attendance

Present: A. Douglas, R. Jones, G. Jackson, G. Carr, A. Jackson, P Carballido, H. Davis

Staff Present: Victor M. Barrera, Director of Economic & Community Development & Nimrod Warda, Senior Planner (via zoom)

II. Approval of Minutes PZC Meeting, July 13, 2020

Motion to approve meeting minutes as presented, motioned by R. Jones, seconded by G. Carr

Ayes: G. Carr, G. Jackson, P. Carballido, A. Douglas, A. Jackson, R. Jones, H. Davis

Abstain:

Nayes:

Absent:

III. Old Business

Arnold Isakhanian of 1635 Haig Point Lane, Vernon Hills, IL 60061, stated he is the registered agent for ARTM Management Company. They took over the property at 2100 Martin Luther King Jr. Drive back at the end of 2017. ARTM Management Company has done improvements to the building such as installed overhead doors, paved the parking lot, and some interior work. The building was occupied in December of 2017 as a car wash. Unfortunately it was not successful. They recently secured an operator for tire and battery services. We have secured a five year lease, but ended up discovering tire and battery sales is not a permitted use. Because of the Zoning issue and COVID, the tenant decided it was best to look at other locations. They moved to a temporary location in Waukegan and are on a month- to-month lease. If the rezoning is approved, ARTM Management would like to re-secure the tenant to the property.

PZC Questions

A. Jackson- Can you be a bit more specific on what the tire and battery business will entail?

A. Isakhanian- Mr. Isakhanian stated they are the management company that manages the business. They are not going to be operating the business.

A. Jackson- Can you tell me about the business they operate in Waukegan?

A. Isakhanian- They operate a Tire and Battery business in Waukegan. They ended moving to the Waukegan location and we are hopeful to get them back, but at this time there is no guarantee. Regardless if we get them back or not, we have interviewed several other possible tenants with similar uses.

R. Jones- What other type of automotive operations will you be looking for?

A. Isakhanian- There are a variety of automotive accessories that we have spoken to such as stereo and alarms shops, parts sales, vehicle starts, etc.

R. Jones- Will there be any type of auto car repair?

A. Isakhanian- There will not be a body shop. There may be limited mechanical operations, but we would have to install a triple basin for oil and drainage.

A. Jackson- Do you have any other businesses in North Chicago?

A. Isakhanian- We manage locations in Waukegan, Vernon Hills, Barrington, and Lincolnshire.

Staff report

N. Warda, Senior Planner stated a carwash is not permitted in a B2 district. It is only permitted as an accessory use to a principal use. They would need another use to justify the car wash operator. They would have to sell small car parts such as wiper blades, etc. to justify the use of a car wash at this location. This site has dual access which helps with getting in and out of this site. You can access the property off of Dickey and MLK. The proposed tire shop will store all tires indoors with the exception of used tires for disposal which will be kept in a trailer. Staff recommends approval.

A. PZC-07-2020 Continuation of Public Hearing to discuss a zoning map amendment at 2100 Martin Luther King Jr. Drive (PIN 12-05-124-027) from B2- General Business to CW- Commercial and Wholesale. Motion to recommend approval of Zoning Map Amendment by G. Carr, seconded by P. Carballido

Ayes: G. Jackson, A. Douglas, R. Jones, P. Carballido, G. Carr, A. Jackson, H. Davis

Abstain:

Nayes:

Absent:

IV. New Business- None

V. Questions and Comments- None

VI. Public Commentary- None

VII. Adjournment

Motion by P. Carballido, seconded by G. Jackson

Ayes: P. Carballido, A. Douglas, G. Jackson, A. Jackson, R. Jones, H. Davis, G. Carr

Nayes:

Absent:

Meeting adjourned at 6:28 p.m.