

Planning & Zoning Commission
Meeting Minutes
March 29, 2021

The Planning & Zoning Commission of North Chicago met on Monday, March 29, 2021, at 6:06 p.m. via Zoom.

I. CALL TO ORDER/ATTENDANCE

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

Staff Present: V. Barrera, Economic & Community Development Director,
N. Warda, Senior Planner

II. Approval of Meeting Minutes March 8, 2021

Motion to approve meeting minutes by H. Davis, seconded by P. Carballido with corrections

Ayes: H. Davis, P. Carballido, R. Jones, A. Douglas
Nays:
Abstain: A. Jackson

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.

Motion to approve the Findings of Fact for PZC-03-2021 by R. Jones, seconded by H. Davis.

Ayes: R. Jones, H. Davis, P. Carballido, A. Douglas,
Nays:
Abstain: A. Jackson

- 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; 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

Motion to approve the Findings of Fact for PZC-04-2021 by R. Jones, seconded by A. Douglas.

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

Nays:

Abstain: A. Jackson

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)

- Requests:
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.
 3. Approval of a Preliminary Plat of Subdivision for the Bonaparte Subdivision.

Motion to open public hearing by R. Jones, seconded P. Carballido.

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

Nays:

Abstain:

Mr. Barrera stated the petitioner had provided proof of delivery of certified notices before the public hearing.

Mr. Troy Paionk, Bluestone Single Tenant Properties, 122 N. Wheaton Avenue, Unit #646, Wheaton, Illinois 60187, provide the project scope and nature of the requested zoning actions. Attached is Mr. Paionk's presentation.

R. Jones commended Mr. Paionk for incorporating residential property into the redevelopment plans.

There was a discussion about the access to the site off of Brompton Avenue.

A. Jackson asked if Car Wash will be fully automated and if the truck stop will be a full-service facility. What is the ETA for the buildout?

Mr. Paionk stated the car wash would be fully automated. The truck stop will not be a full-service facility, with no shower or laundry facility. The construction of the facility is dependent on IDOT's approval.

R. Jones asked the any local and minority contractors were being hired for the construction of the proposed facility.

Mr. Paionk stated he wasn't sure but would look into the matter. Mr. Paionk said it could take 5-6 months to construct all the private and public improvements.

V. Barrera stated staff recommends approval of the Zoning Map Amendment, Special Use Permit, and Preliminary Plat of Subdivision.

Motion to recommend approval of a Zoning Map Amendment from M-1 Limited Industrial to B2 General Business District at 12626 Bonaparte Avenue, by R. Jones, seconded by H. Davis.

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

Nays:

Abstain:

Motion to recommend approval of a Special Use Permit to permit a Gasoline Service Station in a 12626 Bonaparte Avenue by H. Davis, seconded by R. Jones

Ayes: H. Davis, R. Jones, P. Carballido, A. Douglas, A. Jackson
Nays:
Abstain:

Motion to recommend approval of the Preliminary Plat of Subdivision for the Bonaparte Subdivision.

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

Motion to close the public hearing by A. Douglas, seconded by H. Davis

Ayes: A. Douglas, H. Davis, R. Jones, P. Carballido, A. Jackson
Nays:
Abstain:

II. Questions and Comments – None

III. Public Commentary – None

IV. Announcements – None

V. Adjournment

Motion to adjourn the meeting by R. Jones, seconded by H. Davis.

Ayes: R. Jones, H. Davis, P. Carballido, A. Douglas, A. Jackson
Nays:
Abstain:

The meeting adjourned at 6:56 p.m.

Bluestone Development

Property Located at the
Southeast Corner of US Route 41 & Bittersweet Avenue
North Chicago, Illinois

Who We Are



- BSTP Midwest ("BSTP") is a real estate development and investment firm.
- BSTP provides real estate advisory services and offers premier "shovel ready" locations to single tenant retailers, hotels, and restaurants.
- Currently under development of 21 properties in Chicagoland and other Midwest states.

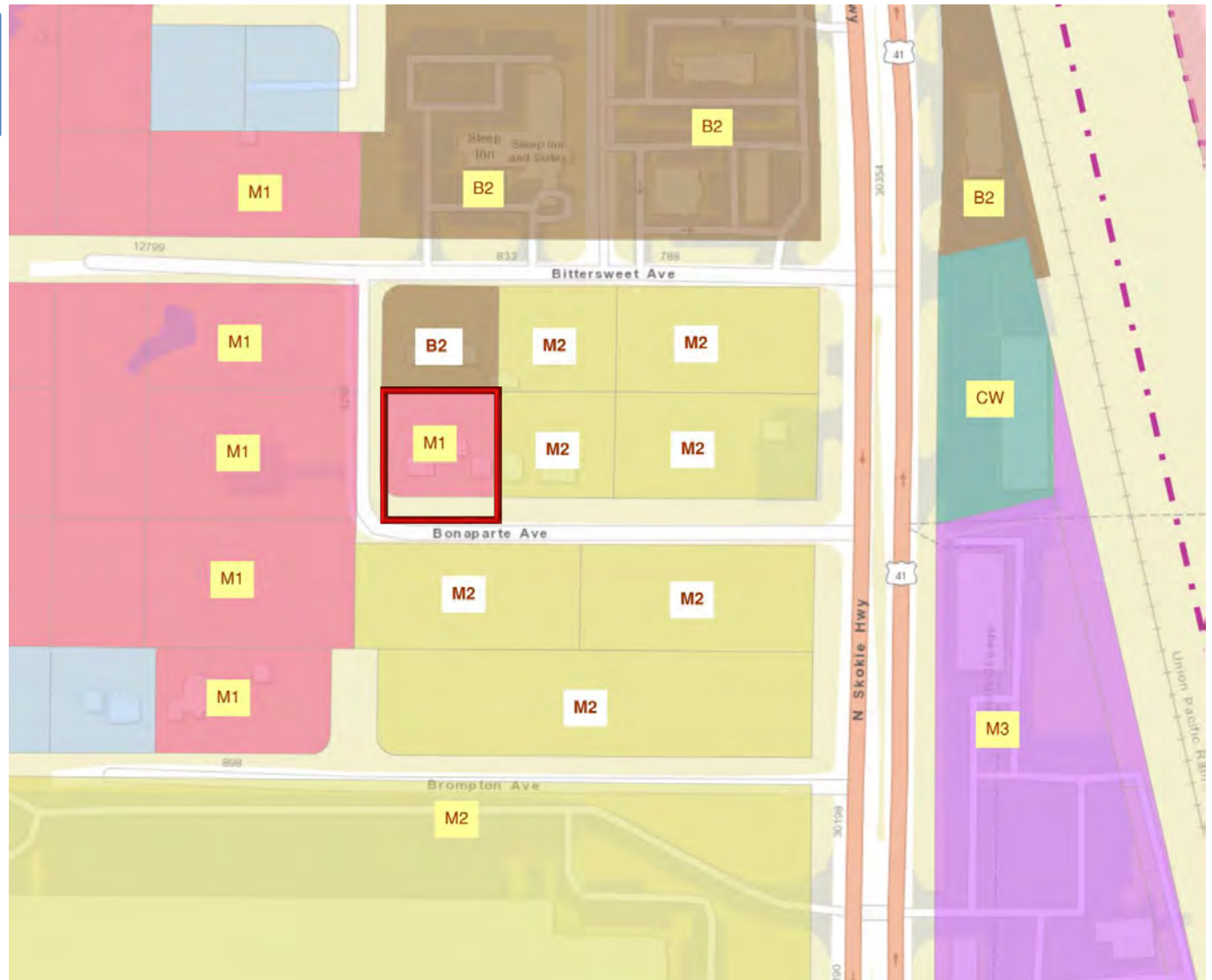
Property Overview

- Subject Property is approximately 0.4 acres
- Subject Property is comprised of an existing residential property



North Chicago Zoning Map

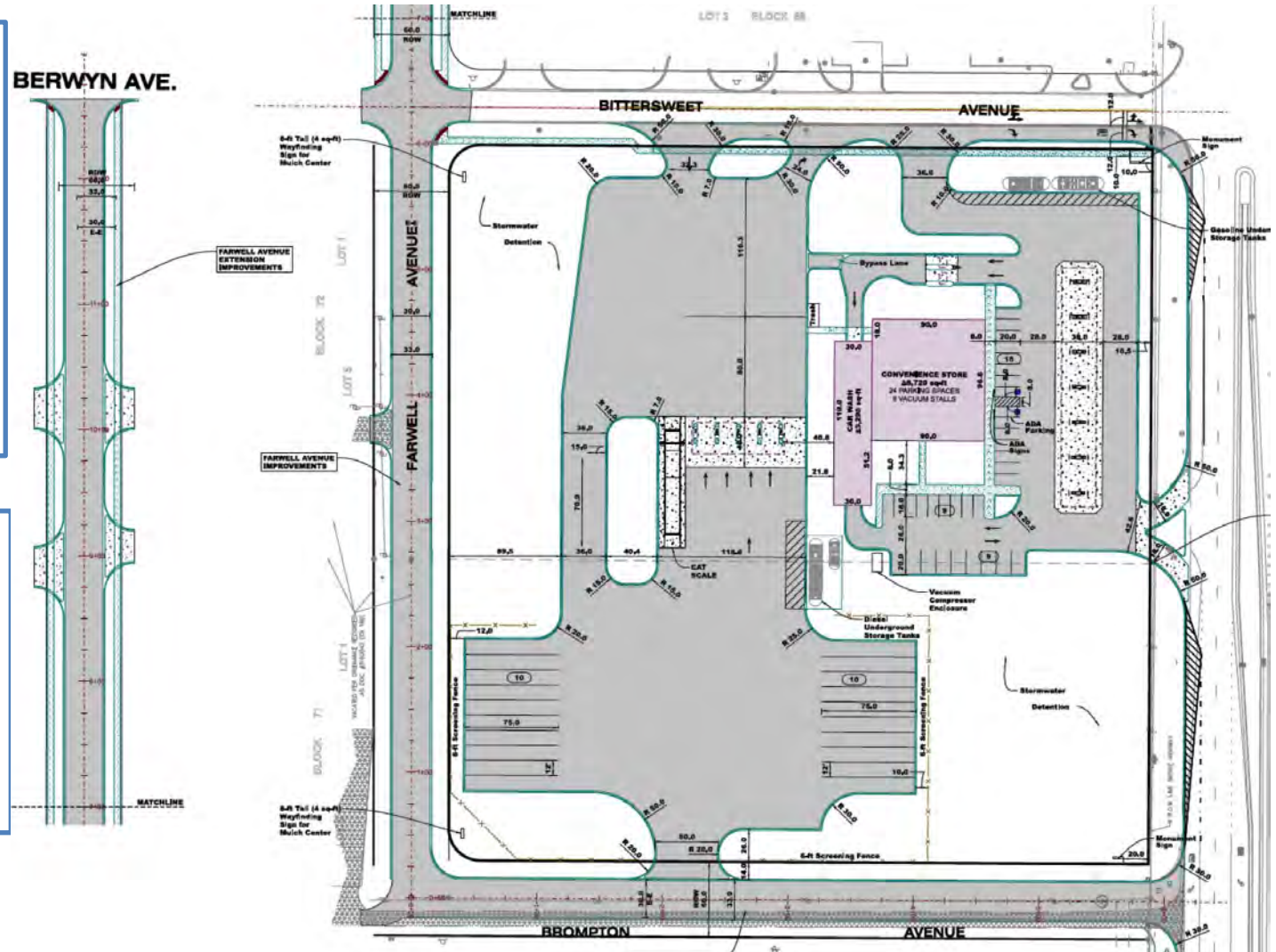
Location of subject property is contiguous to existing B2 zoning district.



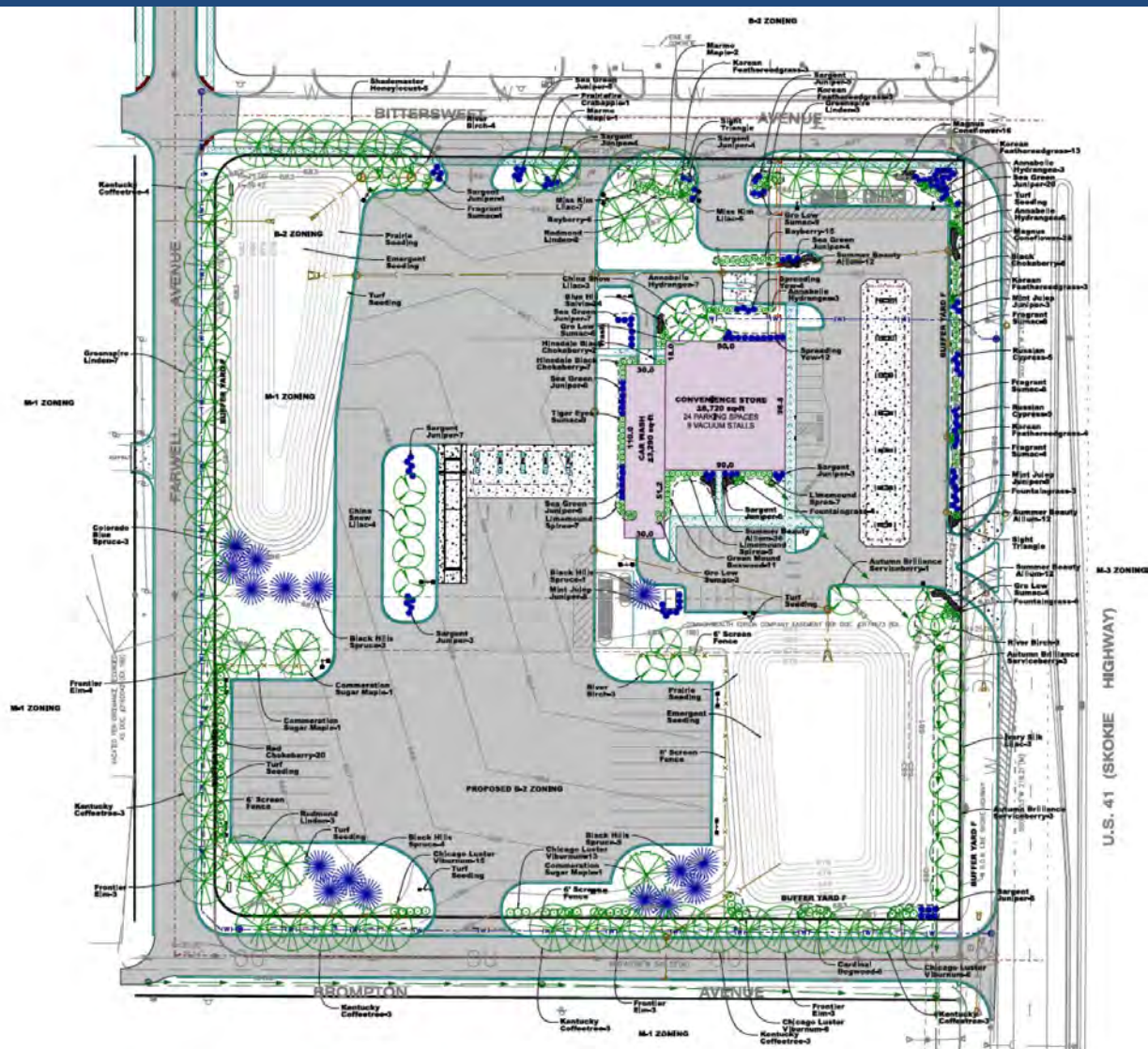
Proposed Site Plan

- 7 Auto Fuel Dispensers (14 Fueling Positions)
- 24 Parking Spaces for the Convenience Store
- 9 Vacuum Stalls for the Car Wash
- 4 Diesel Fueling Lanes
- CAT Scale
- 20 Truck Parking Spaces

- Widening of Bittersweet Avenue
- New 30' Wide Farwell Avenue Extended from Berwyn Avenue to Brompton Avenue
- New 30' Wide Brompton Avenue



Proposed Landscape Plan



Building Elevations



FRONT ELEVATION



RIGHT SIDE ELEVATION

Building Elevations

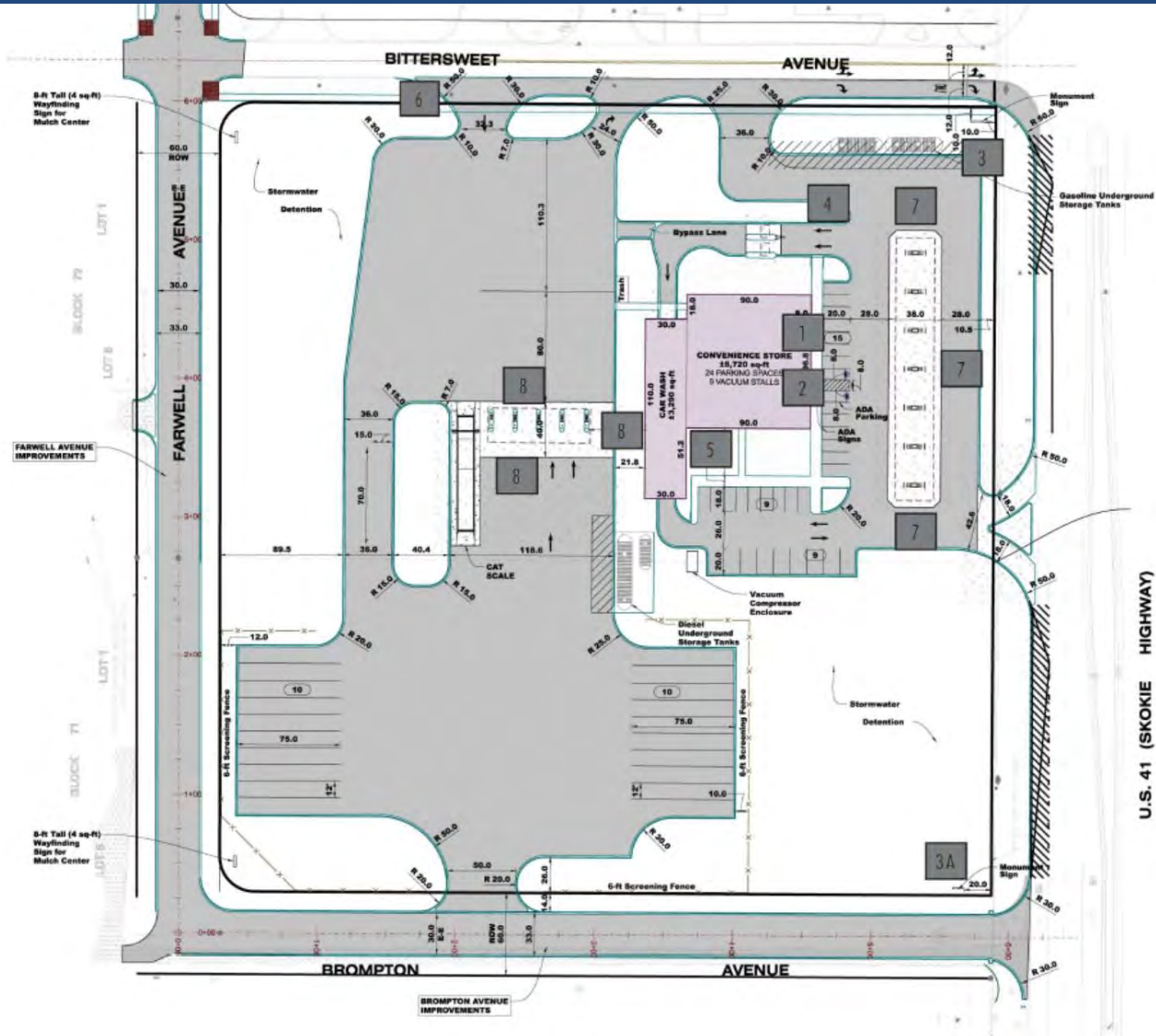


LEFT SIDE ELEVATION

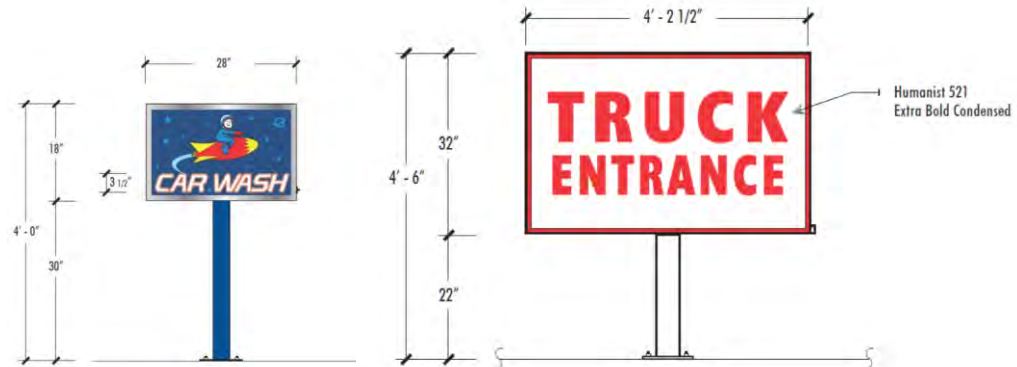
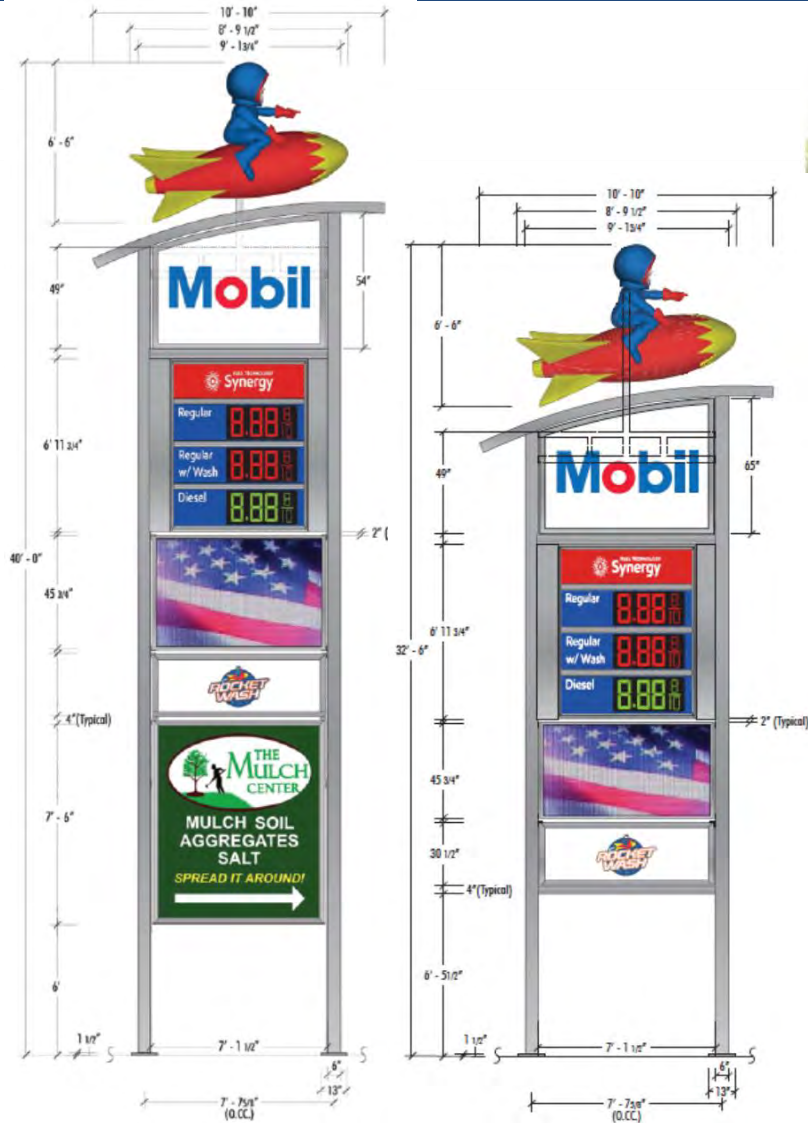


REAR ELEVATION

Proposed Signage



Proposed Signage



Summary of Development

- Proposed B2 zoning is consistent with city comprehensive plan future land use map.
- Proposed B2 zoning is consistent with land uses adjacent to property and along Skokie Highway corridor, and the proposed development will not detrimentally impact adjacent properties.
- Increase in real estate and sales taxes to be collected by the City.
- New employment opportunities.
- The development will likely be a catalyst for other development within the Skokie Highway Corridor based on the following improvements:
 - Public Watermain and Sanitary Sewer Extensions
 - New 30' Farwell Avenue Extension from Berwyn Avenue to Brompton Avenue
 - New 30' wide Brompton Avenue from Farwell Avenue to Skokie Highway

Summary of Zoning Requests

- Recommendation to Approve Request for Zoning Map Amendment from M1 Limited Industrial District to B2 General Business District
- Recommendation to Approve Request for a Special Use Permit to Allow a Gasoline Service Station in the B2 General Business District
- Recommendation to Approve Preliminary Plat of Subdivision

Questions & Comments

THANK YOU