

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
MONDAY, JUNE 24, 2024

The North Chicago Planning & Zoning Commission met on Monday, June 24, 2024, at 6:05 P.M. at 1850 Lewis Avenue in Council Chambers.

I. Call to Order/Attendance

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

Staff Present: Taylor Wegrzyn, Director of Economic and Community Development; Howard Coppari, Associate Planner

II. Approval of Meeting Minutes

a. Meeting Minutes for April 22, 2024

**Motion** by P. Carballido, seconded by A. Douglass, to approve Meeting Minutes for April 22, 2024

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

Nays:

Abstain: G. Jackson

Absent:

III. Old Business – None

IV. New Business

PZC2024-04 / 2920 22<sup>nd</sup> Place / J & J Homes, LLC / Variations

Chairman Antonio Jackson asked Reggie Boyson and Kristi Boyson from J & J Homes, LLC if the returned receipts (i.e., green cards) were submitted to staff. The answer was no. Mr. Jackson asked Taylor Wegrzyn, the Director of Economic and Community Development (ECD), if the variation application can be heard. Mr. Wegrzyn replied that the application can be heard, and the Planning & Zoning Commission (PZC) can approve the application with a condition that the green cards be submitted and reviewed by staff before the City Council can hear the application.

Chairman Jackson swore in Mr. and Mrs. Boyson.

Mr. Boyson presented his application before the PZC. Mr. Boyson mentioned that he has been a resident of the City of North Chicago for over 20 years, and he and his wife are the owners of J & J Homes, LLC. Mr. Boyson started his company around 2016, and he started building single-family homes in 2017. He stated that there were many vacant lots in the past, but this has changed. Mr. Boyson informed the PZC that he started building “starter” homes, but now he is transitioning more into “affordable” larger homes where a North Chicago family can grow into their house.

Mr. Boyson spoke about his variation application and need for the three variances (minimum lot area, minimum lot width, and “total” side yard). Mr. Boyson is seeking permission and the city’s “blessing” to build two new homes on his two lots.

Basically, each single-family house will contain four bedrooms and three bathrooms.

Mrs. Boyson stated that they own a daycare center at 25<sup>th</sup> Street and Sherman, which is the only daycare center in the city besides the many home daycare places that exist as well. Clearly, a need for more daycare centers is needed.

Mrs. Boyson also mentioned that they also own a not-for-profit entity that helps North Chicago residents in buying a home. Basically, this not-for-profit entity meets twice a month at the city golf course and helps educate people with bad credit on how to clean up their records, and how to finance buying new homes. J & J Homes, LLC takes pride in assisting renters into becoming new homeowners.

Mrs. Boyson mentioned these additional items to illustrate that they are more than a construction company, but a multifaceted asset to the community.

Chairman Jackson expressed that he appreciated J & J Homes, LLC, especially its support and dedication towards North Chicago. That the items discussed was noted.

Chairman Jackson closed the petitioner’s presentation, and asked if anyone had any questions on the variation application.

Commissioner Angelica Douglass asked Mr. Boyson how he got access to the green book. Mr. Boyson said that the green book was found on the county’s website.

Commissioner GeanNell Jackson asked Kristi Boyson what she teaches in her not-for-profit business. Ms. Boyson said that she teaches how people should manage and clean up their credit score to buy a house. She stated that they started in 2018 and had about 7 to 10 people visit them about how to buy a house. Ms. Boyson said that

they meet twice a month, and they schedule representatives from banks to speak to perspective homeowners. The goal is to turn renters into homeowners.

Mr. Boyson also reiterated that his not-for-profit works with other organizations to assist in the home buying process.

ECD Director Wegrzyn mentioned the findings of fact has been submitted with the application, and asked if the PZC is comfortable with them. Mr. Wegrzyn also said that a condition can be added with the approval to include the certified mailings.

Typically, the returned receipts can be reviewed by staff before or after a public hearing and this process is more administrative in nature. However, Mr. Wegrzyn did acknowledge that he understands the PZC stance on having the green cards reviewed by staff before a scheduled hearing.

Chairman Jackson asked if the PZC is ready to approve the variation application.

Commissioner GeanNell Jackson asked Mr. Boyson about the timeframe in building the two new houses. Mr. Boyson responded that he needs between four to five months to construct the new houses.

**Motion** by P. Carballido, seconded by R. Jones to approve the variation application on the condition that staff review the returned receipts (i.e., green cards).

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

Nays:

Abstain:

Absent:

Commissioner Paula Carballido asked Luis Ocampo, who lives at 2913 22<sup>nd</sup> Place, if he has any questions. Mr. Ocampo and his wife did not have any questions but were simply attending the hearing. Mr. Ocampo showed a copy of the notice letter that was mailed by J & J Homes, LLC. Ms. Carballido asked if staff could provide Mr. Ocampo with a copy of the PowerPoint presentation to provide an illustration where the new homes would be built within the immediate neighborhood.

V. Questions and Comments

None

VI. Public Commentary

None

VII. Adjournment

**Motion** by R. Jones, seconded by A. Douglass to adjourn the PZC meeting.

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

Nays:

Abstain:

Absent:

The meeting adjourned at 7:05 P.M.