

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, JULY 28, 2025

The North Chicago Planning & Zoning Commission met on Monday, July 28, 2025, at 6:05 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Call to Order/Attendance

Present: Angelica Douglass, Antonio Jackson (Chairman), GeanNell Jackson, Renee Jones, Virginia Gibbs

Absent:

Staff Present: Taylor Wegrzyn, Director Economic and Community Development; Ian Chenoweth, Associate Planner

II. Approval of Meeting Minutes

Meeting Minutes for July 14, 2025 and April 14, 2025

Motion by V. Gibbs, seconded by A. Douglass, to approve Meeting Minutes for July 14, 2025 and April 14, 2025

Ayes: V. Gibbs, A. Douglass, R. Jones, G. Jackson, A. Jackson

Nays:

Abstain:

Absent:

Motion passed (5-0)

III. Old Business

IV. New Business

Motion by A. Douglass, seconded by G. Jackson to open the public hearing for PZC2025-07 – Zoning Variation for relief for a garage and shed at 1701 Greenfield Ave – Marcus Williams

Ayes: A. Douglass, G. Jackson, V. Gibbs, R. Jones, A. Jackson

Nays:

Abstain:

Absent:

Motion passed (5-0)

Marcus Williams, property owner and petitioner, presented. They expressed a desire for more storage space in the garage without taking up too much of the backyard.

A. Jackson and R. Jones clarified the scope of the project.

T. Wegrzyn explained prior zoning relief given to the petitioner for the garage and staff's recommendation that the commission consider not granting relief from the five-foot setback required along the south property line.

A. Jackson noted that the owner of the property south of the petitioner's did not choose to attend the meeting.

T. Wegrzyn clarified that the commission could divide the relief into two motions, one for the garage and one for the shed, or vote on it all together. A. Jackson expressed support for voting on the relief as a whole.

Motion by V. Gibbs, seconded by R. Jones to approve PZC2025-07 – Zoning Variation for relief for a garage and shed at 1701 Greenfield Ave – Marcus Williams

Ayes: V. Gibbs, R. Jones, G. Jackson, A. Douglass, A. Jackson

Nays:

Abstain:

Absent:

Motion passed (5-0)

T. Wegrzyn clarified that the Findings of Fact did not need to be amended because the commission did not approve the variation with the recommended stipulation.

Motion by V. Gibbs, seconded by R. Jones to approve Findings of Fact and close the public hearing for PZC2025-07 – Zoning Variation for relief for a garage and shed at 1701 Greenfield Ave – Marcus Williams

Ayes: V. Gibbs, R. Jones, G. Jackson, A. Douglass, A. Jackson

Nays:

Abstain:

Absent:

Motion passed (5-0)

V. Questions and Comments

None.

VI. Public Commentary

None.

VII. Other Business

Director Wegrzyn gave updates on Community Days, the Compass truck stop project, and business interest at the location previously occupied by KFC.

A. Jackson asked for updates on the Brems Realty map amendment. T. Wegrzyn updated the commission on inquiries the City has received and clarified that there is nothing currently outstanding that the City must address or respond to. T. Wegrzyn also discouraged the commissioners from speaking about the case outside of an individual capacity because the public hearings on the case have been closed.

A. Jackson asked for future updates and feedback on PZC cases voted and commented on by City Council.

The commissioners discussed various local news relating to North Chicago.

VIII. Adjournment

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

Ayes: A. Douglass, R. Jones, V. Gibbs, G. Jackson, A. Jackson

Nays:

Abstain:

Absent:

Motion Passed (5-0)

The meeting adjourned at 6:44 P.M.