

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, SEPTEMBER 8, 2025

The North Chicago Planning & Zoning Commission met on Monday, September 8, 2025, at 6:16 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Call to Order/Attendance

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

Absent: Renee Jones

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

II. Approval of Meeting Minutes

Meeting Minutes for July 28, 2025

Motion by V. Gibbs, seconded by A. Douglass, to approve Meeting Minutes for July 28, 2025

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

Nays:

Abstain:

Absent: R. Jones

Motion passed (4-0)

III. Old Business

IV. New Business

Motion by A. Douglass, seconded by G. Jackson to open the public hearing for PZC2025-09 – Zoning Variation for relief from lot coverage and landscaping requirements at 1812 Morrow Ave – North Chicago School District 187

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

Nays:

Abstain:

Absent: R. Jones

Motion passed (4-0)

Dr. John Price, superintendent of North Chicago School District 187, presented. They gave an overview on district facilities and recent investments. They highlighted the district's commitment to community beautification and blight reduction and specified that the proposed project would provide new community-oriented spaces and offices.

Alyson Sternquist, representative of FGM Architects Inc., presented. They explained that the demolition of the southern portion of the school had already been bid out and that the area is proposed to be repurposed for parking, green space, and a potential soccer pitch.

Dr. John Price highlighted that families desired more recreation spaces. The United States Soccer Foundation would pay for and install the proposed soccer mini-pitch which can be used for other sports and activities.

Alyson Sternquist highlighted the lack of existing plantings in the buffer yards and the desire to install the required plantings over time through a partnership with the nonprofit Openlands to save money. They explained that they had been very cost-conscious in the other aspects of the project.

Dr. John Price commented on the district's previous successful projects with Openlands.

A. Jackson asked for further explanation of the mini-pitch and the project timeline.

Dr. John Price and Alyson Sternquist gave clarifications.

V. Gibbs asked about plans for the existing district offices.

Dr. John Price replied that they would keep it for continued use as office space.

A. Jackson asked for clarification on which departments would relocate to the new office space.

Dr. John Price replied that it would be mainly district staff currently working out of the high school building.

G. Jackson asked if other communities have similar spaces to that proposed and what types of electronics would be installed.

Dr. John Price replied that Waukegan's school district had repurposed a bank building for a similar purpose and that the space would have similar technology to the current City Council Chambers.

A. Jackson asked for clarification on the number of parking spaces, ADA spaces, and the management of the parking lot.

Dr. Price and Alyson Sternquist explained that the parking lot will contain the minimum number of parking spaces required by the zoning ordinance and that the parking lot will be managed by the district and not available for public parking.

G. Jackson asked how expensive it would be to use the mini-pitch.

Dr. John Price replied that some community partners do not charge for North Chicago residents to join their recreational programs and others charged a very small fee for the season.

A. Hunter, a nearby property owner, spoke in favor of the petition, stating they were thrilled and excited by the project.

A Hunter asked for the hours of operation of the facility and mini-pitch.

Dr. John Price replied that the facility will be open 8:00am to 4:00pm and the mini-pitch would likely be closed by 8:00pm.

A Hunter explained they were worried about security and crime nearby, especially in the parking lot.

Dr. John Price explained that the district is required to use security cameras in the parking lots.

A Hunter asked for clarification on when the demolition portion of the project would begin and if an increase in traffic was anticipated after the project was completed.

Andy Leja, representative of FGM Architects Inc., explained that the demolition would begin when the gas service was relocated and pest control measures were completed.

Dr. John Price said they expected a reduction in day-to-day traffic compared to when the previous tenant of the building was still operating.

T. Wegrzyn said staff supported the project and that the school district is a good steward of the properties they own.

Motion by V. Gibbs, seconded by G. Jackson to approve PZC2025-09 – Zoning Variation for relief from lot coverage and landscaping requirements at 1812 Morrow Ave – North Chicago School District 187

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

Nays:

Abstain:

Absent: R. Jones

Motion passed (4-0)

Motion by G. Jackson, seconded by V. Gibbs to approve Findings of Fact and close the public hearing for PZC2025-09 – Zoning Variation for relief from lot coverage and landscaping requirements at 1812 Morrow Ave – North Chicago School District 187

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

Nays:

Abstain:

Absent: R. Jones

Motion passed (4-0)

V. Questions and Comments

None.

VI. Public Commentary

None.

VII. Other Business

T. Wegrzyn gave updates on the Sheridan Crossing groundbreaking event, the Compass travel center project, and upcoming RFPs for a Sheridan Crossing market study and the development of Arrington Woods.

A. Douglass asked about a community resource center that had wanted to locate on Sheridan Road.

T. Wegrzyn explained that they had withdrawn their petition, but that they were still in

communication about future options.

A. Jackson asked about Veterans' Closet.

T. Wegrzyn highlighted the completion of the first of four buildings at the new location and explained that the organization had fully moved out of their old building.

VIII. Adjournment

Motion by G. Jackson, seconded by V. Gibbs, to adjourn the PZC meeting.

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

Nays:

Abstain:

Absent: R. Jones

Motion Passed (4-0)

The meeting adjourned at 7:11 P.M.