

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, NOVEMBER 10, 2025

The North Chicago Planning & Zoning Commission met on Monday, November 10, 2025, at 6:10 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Call to Order/Attendance

Present: Angelica Douglass, Antonio Jackson (Chairman), 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 September 8, 2025

Motion by A. Douglass, seconded by V. Gibbs, to approve Meeting Minutes for September 8, 2025

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

Nays:

Abstain: R. Jones

Absent: G. Jackson

Motion passed (3-0)

III. Old Business

IV. New Business

Motion by V. Gibbs, seconded by R. Jones to open the public hearing for PZC2025-18 – Map Amendment from B2 to CW at 1550 Green Bay Rd – Steve and Deborah Olson

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

Nays:

Abstain:

Absent: R. Jones

Motion passed (4-0)

Mike Levin, realtor for the petitioners, and Deborah Olson, petitioner, presented.

D. Olson said they have been trying to sell the property for two years and that they have had difficulties due to potential buyers not being approved for the B2 zone.

M. Levin said the building has a drive-in door and has been used for vehicles in the past.

M. Levin reiterated that previous inquiries have been for uses only approved in the CW district.

G. Jackson arrived at 6:17 P.M.

A. Jackson asked for the name of the business; D. Olson replied that the business is Steve Olson Printing and Design and that operations had stopped.

A. Jackson asked if they were trying to sell or rent the property; D. Olson replied that they were trying to sell but would consider renting.

A. Jackson asked how many cars could fit in the building; M. Levin estimated 15 vehicles could fit.

A. Jackson asked how tall the garage door is; M. Levin replied that it is just over 12 feet.

A. Jackson asked if all offers were for automotive uses; M. Levin replied that all offers were for either automotive uses or vehicle service uses.

A. Jackson asked how long it would take them to move out of the building; D. Olson replied that it would take a few months

Janette Solano, a neighboring property owner, spoke in support of the project; they indicated they did not want a liquor store at that location and that they wanted the same neighborhood environment maintained.

I. Chenoweth presented, highlighting the circumstances of the case and the types of uses the CW zoning district would permit.

R. Jones asked what the CW zoning district would permit; T. Wegrzyn explained that it is an auto-oriented zoning district.

R. Jones asked about aesthetic standards; T. Wegrzyn replied that the standards would not change if the map amendment was approved.

Motion by R. Jones, seconded by V. Gibbs to approve PZC2025-18 – Map Amendment from B2 to CW at 1550 Green Bay Rd – Steve and Deborah Olson and approve the Findings of Fact.

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

Motion by V. Gibbs, seconded by R. Jones to close the public hearing for PZC2025-18 – Map Amendment from B2 to CW at 1550 Green Bay Rd – Steve and Deborah Olson

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

Motion by V. Gibbs, seconded by R. Jones to open the public hearing for PZC2025-19, PZC2025-20, PZC2025-21, and PZC2025-22 – Special Use Permits and Variations at 0 13th St. and 0 Casimir Pulaski Dr. – AC Power 49 LLC and AC Power 50 LLC

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

T. Wegrzyn explained the interrelated nature of the four cases.

Amy Antonioli, counsel with ArentFox Schiff LLP, began the presentation and introduced the project and the team.

Kinshuk Sharma, Director of Project Development for AC Power, gave background on AC

Power as a company and gave background on each individual site.

Anne Rowley, with TRC, gave technical details on each project on each parcel, went through the timeline and application packet materials, and outlined potential community benefits.

R. Jones asked for clarification on the location of the project; T. Wegrzyn clarified.

G. Jackson asked how far the energy is distributed; A. Rowley said it was distributed around 3 miles.

G. Jackson asked about the future of solar in general; K. Sharma said it is the best use for the parcels they specialize in.

A. Jackson asked who in Illinois would manage the property; K. Sharma said he would fly in as needed.

A. Jackson asked about the size of the panels; K. Sharma clarified.

A. Jackson asked about “floating” materials previously mentioned in the presentation; A. Rowley said the modules are not driven into the ground to preserve the landfill cover.

A. Jackson asked about the “buckets of concrete” previously mentioned; A. Rowley explained the supports of the panels consisting of concrete.

A. Jackson asked about the tilt angle of the panels; A. Rowley explained that the panels are fixed tilt.

A. Jackson asked about how the power is gathered; A. Rowley said it will be sent to ComEd to be distributed.

G. Jackson asked about the heating of auto-tilt panels; A. Rowley explained how panel heating is managed.

T. Wegrzyn presented on behalf of the city and gave additional clarifying information regarding zoning regulations for solar farms.

Motion by G. Jackson, seconded by R. Jones to approve PZC 2025-19 and PZC2025-20 – Special Use Permit and Variation from the side yard setback requirements at 0 13th St – AC Power 49 LLC and approve the Findings of Fact.

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

Motion by V. Gibbs, seconded by G. Jackson to approve PZC 2025-21 and PZC2025-22 – Special Use Permit and Variation from the side yard setback requirements at 0 Casimir Pulaski Dr – AC Power 50 LLC and approve the Findings of Fact.

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

Motion by V. Gibbs, seconded by R. Jones to close the public hearing for PZC2025-19, PZC2025-20, PZC2025-21, and PZC2025-22 – Special Use Permits and Variations at 0 13th St and 0 Casimir Pulaski Dr – AC Power 49 LLC and AC Power 50 LLC

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

Motion by R. Jones, seconded by G. Jackson to open the public hearing for PZC2025-23 – Map Amendment from B2 to R3 at 712 Broadway Ave – City of North Chicago

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

T. Wegrzyn presented on the history of the property and the current development context in the surrounding area.

T. Wegrzyn presented the implications of the rezoning and the potential uses if the map amendment is approved.

Motion by R. Jones, seconded by V. Gibbs to approve PZC2025-23 – Map Amendment from B2 to R3 at 712 Broadway Ave – City of North Chicago and approve the Findings of Fact.

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

Motion by R. Jones, seconded by A. Douglass to close the public hearing for PZC2025-23 – Map Amendment from B2 to R3 at 712 Broadway Ave – City of North Chicago

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

Nays:

Abstain:

Absent:

Motion passed (5-0)

V. Questions and Comments

None.

VI. Public Commentary

None.

VII. Other Business

T. Wegrzyn gave updates on the South School case and the demolition of Novak School.

T. Wegrzyn gave updates on new businesses in North Chicago.

VIII. Adjournment

Motion by V. Gibbs, seconded by A. Douglass, to adjourn the PZC meeting.

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

Nays:

Abstain:

Absent:

Motion Passed (5-0)

The meeting adjourned at 7:49 P.M.