

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

The North Chicago Planning & Zoning Commission met on Monday, March 10, 2025, at 6:08 P.M. at 1850 Lewis Avenue in Council Chambers.

I. Call to Order/Attendance

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

Staff Present: Moses Amidei, Interim Building Manager

II. Membership Update

None

III. Approval of Meeting Minutes

Meeting Minutes for January 27, 2025

Motion by P. Carballido, seconded by G. Jackson, to approve Meeting Minutes for January 27, 2025

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

IV. Old Business

None.

V. New Business

Public Hearing: PZC2024-08 – North Chicago 2023, LLC – Sign Variations and Special Use Permit Amendment to Site Plan

Motion by P. Carballido, seconded by Virginia Gibbs to open the hearing for PZC2024-08.

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

Robert Huguelet, attorney for the Compass Travel Center, presented. He provided a brief background on the business and explained the variation requests for (1) larger monument sign, (2) a taller mid-rise sign, and (3) more wall signs. It was noted that the prior developer had reached an agreement with the neighboring business, The Mulch Center, to incorporate some off-premises signage for that business in the sign package for the new development. The new developer was working with The Mulch Center to see if they could resolve this matter and find an amenable plan to incorporate their signage into the plans.

Motion by P. Carballido, seconded by A. Douglass to continue public hearing PZC2025-08A – North Chicago 2023, LLC – Sign Variations to March 24, 2025.

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

Motion by R. Jones, seconded by V. Gibbs to open the public hearing for PZC2025-08B – North Chicago 2023, LLC – Special Use Permit Amendment to Site Plan.

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

Robert Huguelet presented again about the proposed travel center. He noted that the petitioners were seeking an amendment to the existing Special Use Permit to accept the revised site plan. Chairman Jackson inquired when the development would commence. It would begin this summer and open late in the year. It was asked what makes Compass stand out from the other gas stations. It is a larger facility and has

amenities for truckers. There is also more merchandise and food/drink options. Ms. Jackson asked if it was only for truckers. It would be open to all and offers a family-friendly environment.

No one from the public spoke in favor or opposition to the petitioner's request. Evan Boziz expressed his excitement about the project but asked where the facility would be located. It is located at 3100 Skokie Highway across from Full Moon restaurant and the Ozinga cement plant.

Motion by P. Carballido, seconded by G. Jackson to recommend the approval of the Petitioner's request for a Special Use Permit Amendment.

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

Motion by G. Jackson, seconded by P. Carballido, to recommend approval of the Findings of Fact for PZC2024-08B.

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

Motion by P. Carballido, seconded by V. Gibbs, to recommend the closing of the hearing to the public.

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

Motion by G. Jackson, seconded by R. Jones, to open the public meeting for PZC2024-09 – North Chicago, 2023 LLC – Final Plat of Subdivision and Plat of Vacation.

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

Nays:
Abstain:
Absent:

Motion passed (6-0)

Moses Amidei presented the Final Plat of Subdivision and Plat of Vacation to the Commission members. Mr. Huguelet also provided a brief explanation of the two requests. Bonaparte Avenue would be vacated because it bisects the development site. The building and parking lot would be overtop some of this area to be vacated. A brief discussion by the Commissioners followed.

Mr. James Seckleman, a member of the public, addressed the commission and reflected on the license agreement between the Mulch Center and the prior developer Ricky Rockets.

Motion by V. Gibbs, seconded by P. Carballido, to recommend approval of PZC2024-09B – North Chicago, 2023 LLC – Plat of Vacation.

Ayes: G. Jackson, P. Carballido, A. Douglass, A. Jackson, R. Jones, V. Gibbs
Nays:
Abstain:
Absent:

Motion passed (6-0)

Robert Huguelet again presented and described the proposed subdivision which consolidates the parcels into one larger development site. Mr. Amidei noted that there is a 30-foot right of dedication.

Motion by P. Carballido, seconded by G. Jackson, to recommend approval of PZC2024-09A – North Chicago, 2023 LLC – Final Plat of Subdivision.

Ayes: G. Jackson, P. Carballido, A. Douglass, A. Jackson, R. Jones, V. Gibbs
Nays:
Abstain:
Absent:

Motion passed (6-0)

Motion by V. Gibbs, seconded by P. Carballido, to recommend the closing of the hearing to the public.

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

Nays:
Abstain:
Absent:

Motion passed (6-0)

Motion by P. Carballido, seconded by G. Jackson to open the public hearing for PZC2025-10 – the Adelante Center for Entrepreneurship - Special Use Permit

Ayes: P. Carballido, G. Jackson, A. Douglass, A. Jackson, R. Jones, V. Gibbs
Nays:
Abstain:
Absent:

Motion passed (6-0)

Ken Barber presented on behalf of the Adelante Center for Entrepreneurship. He described the business model and the larger vision for the nonprofit organization.

Chairman Jackson noted that some additional information had been received and that there is a recommendation to continue the public hearing until additional staff can be present and additional answers can be provided.

Motion by P. Carballido, seconded by G. Jackson to continue the public hearing for PZC2025-10 – the Adelante Center for Entrepreneurship - Special Use Permit to March 24, 2025 at 6:00 PM

Ayes: P. Carballido, G. Jackson, A. Douglass, A. Jackson, R. Jones, V. Gibbs
Nays:
Abstain:
Absent:

Motion passed (6-0)

R. Jones left the meeting at 7:27 P.M.

VI. Questions and Comments

None

VII. Public Commentary

None.

VIII. Adjournment

Motion by P. Carballido, seconded by A. Douglass, to adjourn the PZC meeting.

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

Nays:

Abstain:

Absent:

Motion Passed (5-0)

The meeting adjourned at 7:27 P.M.