

PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, MARCH 24, 2025

The North Chicago Planning & Zoning Commission met on Monday, March 24, 2025, at 6:06 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; Viginia Gibbs

Staff Present: Taylor Wegrzyn, Director Economic and Community Development

II. Approval of Meeting Minutes

Meeting Minutes for March 10, 2025

Motion by G. Jackson, seconded by P. Carballido, to approve Meeting Minutes for March 10, 2025

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

III. Old Business

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

Motion by P. Carballido, seconded by G. Jackson to continue the public hearing for PZC2024-08 until April 14th at 6:00 PM at City Hall, 1850 Lewis Avenue, North Chicago, IL 60064.

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

b. PZC2025-10 – the Adelante Center for Entrepreneurship – 1606 Sheridan Road - Special Use Permit

Chairman Jackson reintroduced the topic to the group. Director Wegrzyn provided a brief overview and presentation of the petition and the basis for the petitioner's request. Community Resource Centers are permitted as a Special Use within the B2 zoning district. Director Wegrzyn also provided commentary on the basis for the prior continuation request. Additional questions were sent to the petitioner for explanation and comment. The petitioner's responses were provided in the meeting agenda packet for review. Director Wegrzyn confirmed that the petitioner had responded to all outstanding items.

There was a brief discussion about the payment system used and how this varies between the Adelante Center's operations. This would be a free food pantry. Commissioner Jones asked that the petitioner provide a brief presentation to refresh everyone. Mr. Ken Barber presented and explained their 8-hub ecosystem which includes the food pantry and their marketplace in Waukegan, summer programming for students, and a greenhouse business. Consultants had been hired to help develop their model and plans.

Geaneal Jackson asked questions about the petitioner's background, the center's workforce, and current connections with other agencies. Mr. Barber responded, noting strong partnerships with other organizations and regional farms.

Chairman Jackson asked if there was anyone in the public who desired to speak in favor of the petition. Leon Rockingham Jr. asked a series of questions related to traffic management and how the petitioner intends to avoid some of the vehicle and pedestrian backups observed at other food pantry locations in town. Mr. Barber responded to note that their application-based system schedules pickup windows so that only ten pickups occur in an hour. Individuals would not be turned down if they came late. Mr. Barber expressed that the parking on site would accommodate the traffic generated. Commissioner Carballido also inquired about the maximum capacity of the center and how this might impact traffic. The center is staffed by three employees plus up to ten volunteers per day. Geaneal Jackson asked who the organization's benefactors were. Mr. Barber noted several. Commissioner Carballido asked why this site and North Chicago was chosen. Mr. Barber noted that the consultant's study showed what would make a good site and Mr. Barber had previously looked at this property before. Otherwise, the center does not need to be in North Chicago specifically.

Chairman Jackson asked if any members of the public desired to speak in opposition to or neutrally about the petition. There were no comments.

Motion by P. Carballido, seconded by V. Gibbs to approve PZC2024-08 a Special Use Permit petition by the Adelante Center for Entrepreneurship to operate a Community Resource Center at 1606 Sheridan Road, subject to the following conditions:

- (1) no accessory structures will be installed outside of the existing building envelope

for the purpose of storage or expanding services including but not limited to sheds, trailers, modular shipping containers, freezers, or refrigerators (notwithstanding that the petitioner may install smart retail pickup & drop off lockers upon submittal of a site plan to, and approval by, the Site Plan Review Committee, and

(2) Use of the existing drive-thru shall require separate special use permit approval.

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

Motion by P. Carballido, seconded by A. Douglass to approve Findings of Fact for PZC2025-10 – the Adelante Center for Entrepreneurship – 1606 Sheridan Road - Special Use Permit

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 V. Gibbs to close the public hearing for PZC2025-10 – the Adelante Center for Entrepreneurship – 1606 Sheridan Road - Special Use Permit

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

Nays:

Abstain:

Absent:

Motion passed (6-0)

IV. New Business

Motion by P. Carballido, seconded by A. Douglass to open the public hearing for PZC2025-02 – YBLC, Inc. 2525 Green Bay Road - Special Use Permit

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

Nays:
Abstain:
Absent:

Motion passed (6-0)

Tameka Wilson and Jim Biel were sworn in on behalf of the petitioners. Ms. Wilson presented information about the organization's purpose and background. She also provided insight into the detailed plans for YouthBuild's prospective use of the property as a Community Resource Center. Great Lake Credit Union would be retained as a tenant in the northern part of the building's main floor. Chairman Jackson and Commissioner Jones asked some follow up questions about admissions, workforce, funding, and programs.

Michael Hersch, Chief Administrative Officer of Great Lakes Credit Union, spoke in favor of the petition and noted the mutually beneficial relationship born through this project between his institution and YouthBuild.

Chairman Jackson asked if any members of the public wished to speak in favor of the petition. Leon Rockingham, Jr. spoke in favor of the petition and provided a quick recap of YouthBuild's commitment and involvement in North Chicago.

Chairman Jackson asked if any members of the public wished to speak neutrally or in opposition to the petition. There were no comments.

Motion by G. Jackson, seconded by V. Gibbs to approve PZC2025-02 – YBLC, Inc – 2525 Green Bay Road - Special Use Permit for a Community Resource Center

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 V. Gibbs to approve Findings of Fact for PZC2025-02 - YBLC, Inc – 2525 Green Bay Road - Special Use Permit for a Community Resource Center and close the public hearing

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

Absent:

Motion passed (6-0)

V. Questions and Comments

None

VI. Public Commentary

None.

VII. 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 8:24 P.M.