

PLANNING & ZONING COMMISSION  
MEETING MINUTES  
MONDAY, APRIL 14, 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

Absent: Viginia Gibbs

Staff Present: Taylor Wegrzyn, Director Economic and Community Development

II. Approval of Meeting Minutes

Meeting Minutes for March 24, 2025

**Motion** by P. Carballido, seconded by G. Jackson, to approve Meeting Minutes for March 24, 2025

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

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (5-0)

III. Old Business

a. Public Hearing: PZC2024-08 – North Chicago 2023, LLC – Sign Variations for the Compass Travel Center

Jim Secklemann and Adam Kingsley, representing the Adjacent property owner and business made public comments.

Director Wegrzyn noted that the City's position is that these are separate issues, and the Commission should proceed with an action regarding the petitioner's request.

Robert Huguelet represented the Petitioner and responded to the adjacent property owner's comments.

There was a brief discussion by the Commissioners.

**Motion** by P. Carballido, seconded by G. Jackson to recommend approval of PZC2024-08 regarding certain sign variations for Compass Travel Center at 3100 Skokie Highway.

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

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (5-0)

**Motion** by P. Carballido, seconded by G. Jackson to approve Findings of Fact for PZC2025-08 and close the public hearing.

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

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (5-0)

#### IV. New Business

**Motion** by P. Carballido, seconded by G. Jackson to open the public hearing for PZC2025-04 – Map Amendment from M1 to M3 Zoning District 3601 Skokie Highway – BREMS REALTY

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

Nays:

Abstain:

Absent: V. Gibbs

Motion passed (5-0)

BJ Korman, project manager for Brems Realty, presented on behalf of the Petitioner. Chairman Jackson asked about occupancy and lease offers. Director Wegrzyn presented on the history, context, location, and applicability of city planning documents related to the subject property.

Chairman Jackson asked for any public comments in favor of the petition. Leon Rockingham, Jr. spoke in favor of the petitioner's request. Mr. Korman responded.

Chairman Jackson asked for any public comments in opposition or neutral to the petition. Clara Gable, David Rivera, Omar Kasmi, Susan Laufer, Walt Thomas, Adam Rosenak, Mike Machnicki, Debra Boasic, Punkaj Shah, Bryan Harrington, Jim Bartolai, Constance McCale, Teddi Santos, and Colette Buduigs spoke. These individuals all spoke in opposition to the Petitioner's request, citing environmental concerns, noise, traffic, and other nuisances, and the availability of alternative methods of increasing the viability of the property.

BJ Korman provided a response. The Commissioners deliberated among themselves.

Director Wegrzyn noted that Dennis Hall, David Gentile, Ghazala Kazmi, Mehwish Sultan, U-Xinn Cheang, and Erica Pothacamury had provided written public comments in opposition to the petition.

A motion was proposed by P. Cabillido to deny PZC2025-08. It failed to get a second.

A counter motion to approve was made by R. Jones. It failed to get a second.

**Motion** by P. Carballido, seconded by G. Jackson to deny PZC2025-08 - Map Amendment from M1 to M3 Zoning District 3601 Skokie Highway – BREMS REALTY

Ayes: P. Carballido, G. Jackson, A. Jackson

Nays: A. Douglass, R. Jones

Abstain:

Absent: V. Gibbs

Motion passed (3-2)

Commissioner Jones left (8:35pm)

**Motion** by G. Jackson, seconded by A. Douglass to approve Findings of Fact and close the public hearing for PZC2025-08 - Map Amendment from M1 to M3 Zoning District 3601 Skokie Highway – BREMS REALTY

Ayes: P. Carballido, G. Jackson, A. Douglass, A. Jackson

Nays:

Abstain:

Absent: R. Jones, V. Gibbs

Motion passed (4-0)

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

Nays:

Abstain:

Absent: R. Jones, V. Gibbs

Motion Passed (4-0)

The meeting adjourned at 8:44 P.M.