

**Planning and Zoning Commission
Meeting Minutes
February 23, 2026**

The North Chicago Planning & Zoning Commission met on Monday, February 23, 2026, at 6:14 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Call to Order/Attendance

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

Absent: GeanNell Jackson

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

II. Approval of Meeting Minutes

Meeting Minutes for December 8, 2025

Motion by V. Gibbs, seconded by R. Jones, to approve Meeting Minutes for December 8, 2025

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

Nays:

Abstain: A. Douglass

Absent: G. Jackson

Motion passed (3-0)

III. Old Business

None.

IV. New Business

Motion by V. Gibbs, seconded by A. Douglass to open the public hearing for PZC2026-01 regarding the petition by Acorn Homes, LLC for Variations at 1601 Jackson St.

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

Nays:

Abstain:

Absent: G. Jackson

Motion passed (4-0)

Gillian Derbyshire presented on behalf of Acorn Homes, LLC.

G. Derbyshire gave an overview of the history and character of the property in question, highlighting the large square footage of each story and the commercial construction of the first floor.

G. Derbyshire explained their desire to convert the property into two residential apartments.

G. Derbyshire explained the property currently has a brick two-car garage and an additional parking pad. They stated that rehabilitating the property will reduce blight in the neighborhood.

A. Jackson asked if the petitioner had any plans to erect a fence and gate on the property. G. Derbyshire said the property already had fencing along 16th Street and Jackson Street, and they are planning to fence in the rear with a gate for access to the parking pad.

A. Jackson asked in what timeframe the proposed renovations would be completed. G. Derbyshire said they hope to complete renovations in 2026 depending on when permits could be acquired.

R. Jones commented that they remember when the building contained a store with a fresh meat counter.

Ian Chenoweth presented on the pertinent zoning standards and zoning ordinance sections the petitioner was requesting relief from. I. Chenoweth highlighted that two attached residential units in the R3 zoning district required 75 feet in lot width and 8,000 square feet in lot area. I. Chenoweth presented exhibits showing photos of the interior and exterior of the property, the zoning map of the vicinity of the property, and stated that staff were recommending a motion to recommend approval of the petition.

Motion by V. Gibbs, seconded by R. Jones to recommend approval of PZC2026-01 regarding the petition by Acorn Homes, LLC for Variations at 1601 Jackson Street and to approve the Findings of Fact.

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

Nays:

Abstain:

Absent: G. Jackson

Motion passed (4-0)

Motion by R. Jones, seconded by A. Douglass to close the public hearing for PZC2026-01 regarding the petition by Acorn Homes, LLC for Variations at 1601 Jackson Street.

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

Nays:

Abstain:

Absent: G. Jackson

Motion passed (4-0)

Motion by V. Gibbs, seconded by R. Jones to open the public hearing for PZC2026-02 regarding the petition by Forest Pointe Property Owner, LLC for a Variation at 29521-29681 Waukegan Road.

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

Nays:

Abstain:

Absent: G. Jackson

Motion passed (4-0)

Ryan Sullivan, attorney for the petitioner, presented on behalf of the petitioner.

R. Sullivan articulated that the variation request was to seek approval for the number of residential units currently present on the property.

R. Sullivan gave a historical overview of the property, summarizing previous annexation and development ordinances passed by the North Chicago City Council.

R. Sullivan clarified that without the variation the property is considered legal nonconforming due to the 236 residential units present where code only permits 50.

Brandon Puck, representing Marquette Companies, testified.

B. Puck gave an overview of Marquette Companies, the owners of Deer Valley Apartments and current buyer of Forest Pointe Apartments.

A Jackson asked if the current staff at Forest Pointe would be retained after Marquette Companies purchased the property. B. Puck said their management company would take over management and they would do staff interviews of any staff that would like to stay.

Ian Chenoweth presented on the pertinent zoning standards and zoning ordinance sections the petitioner was requesting relief from. I. Chenoweth highlighted that the zoning ordinance only allows a maximum of 50 residential units on one zoning lot in the R5 district. The necessary zoning relief was not granted at the time the property was originally developed in its current form. I. Chenoweth presented exhibits showing photos of the interior and exterior of the property, the zoning map of the vicinity of the property, and stated that staff were recommending a motion to recommend approval of the petition.

Kelly Clark, a nearby property owner, gave public comments. K. Clark stated they were attending the meeting to understand what was being proposed and that they did not need further clarification on the proposal.

Motion by R. Jones, seconded by V. Gibbs to recommend approval of PZC2026-02 regarding the petition by Forest Pointe Property Owner, LLC for a Variation at 29521-29681 Waukegan Road.

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

Nays:

Abstain:

Absent: G. Jackson

Motion passed (4-0)

Motion by V. Gibbs, seconded by A. Douglass to close the public hearing for PZC2026-02 regarding the petition by Forest Pointe Property Owner, LLC for a Variation at 29521-29681 Waukegan Road.

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

Nays:
Abstain:
Absent: G. Jackson

Motion passed (4-0)

V. Questions and Comments

None.

VI. Public Commentary

None.

VII. Other Business

a. City/Staff Updates

T. Wegrzyn gave updates on Compass Travel Center, a potential future variation application submitted by the Mulch Center, a Rosatti's restaurant opening on Green Bay Road, the possibility of starting a North Chicago Chamber of Commerce, and ongoing economic development efforts by Lake County Partners.

VIII. Adjournment

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

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

Motion Passed (4-0)

The meeting adjourned at 7:00 P.M.