

**Planning and Zoning Commission
Meeting Minutes
May 11, 2026**

The North Chicago Planning & Zoning Commission met on Monday, May 11, 2026, at 6:06 P.M. at 1850 Lewis Avenue in the Council Chambers.

I. Appointing a Commission Member as Chairperson Pro Tem

Motion by V. Gibbs, seconded by A. Douglass to appoint Renee Jones Chairperson Pro Tem

Passed by Voice Vote

II. Call to Order/Attendance

Present: Angelica Douglass, Virginia Gibbs, David Hudson, Renee Jones (Chairperson Pro Tem)

Absent: Joshua Franklin, GeanNell Jackson, Antonio Jackson (Chair)

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

III. Approval of Meeting Minutes

Meeting Minutes for March 23, 2026

Motion by V. Gibbs, seconded by D. Hudson, to approve Meeting Minutes for March 23, 2026

Ayes: V. Gibbs, D. Hudson, A. Douglass, R. Jones

Nays:

Abstain:

Absent: J. Franklin, G. Jackson, A. Jackson

Motion passed (4-0)

IV. Old Business

None.

V. New Business

Motion by V. Gibbs, seconded by D. Hudson to open the public hearing

for PZC2026-07 regarding the petitions by Be Spoiled, LLC for Variations at 1210 Park Ave.

Ayes: V. Gibbs, D. Hudson, A. Douglass, R. Jones

Nays:

Abstain:

Absent: J. Franklin, G. Jackson, A. Jackson

Motion passed (4-0)

I. Chenoweth stated code enforcement officials had discovered a garage had been built at this property without a permit too close to the property lines. The garage must be 5 feet from any property line and is approximately 2.5 feet too close on two sides.

I. Chenoweth gave background on the location and zoning of the property and presented some site photos provided by the petitioner.

Jimette Parker, petitioner and owner and Joel Goldblatt, attorney representing Jimette Parker and Be Spoiled LLC, presented.

J. Goldblatt gave background on J Parker's history living and rehabbing homes in North Chicago with all proper permits.

J. Goldblatt showed a list of properties J Parker had previously worked on.

J. Goldblatt stated the neighbor's garage, though it may be grandfathered, is also approximately 2.5 feet from the lot line. The special circumstances of this case are the size and orientation of the lot in question.

J. Parker summarized his personal and business history in North Chicago and stated his goal has always been to reinvest in and strengthen the community.

J. Parker acknowledged he failed to obtain the proper permits for the construction of the garage due to personal extenuating circumstances and asked for fairness and understanding.

Darrel Hayes, real estate broker for J. Parker and Be Spoiled, LLC spoke on behalf of the petitioner.

D. Hayes provided a property brochure for 1210 Park Ave for the commission to examine and summarized the amenities found in the rehabbed home.

D. Hayes stated they had two sales fall through on the property due to the lack of a garage, so J. Parker constructed one.

T. Wegrzyn highlighted the applicable standards for granting a variation, including the requirement that special circumstances apply to the property that were not caused by the petitioner's actions.

T. Wegrzyn stated it is a slippery slope to begin considering petitioners' personal circumstances in their requests rather than strictly applying the codes and ordinances as written.

T. Wegrzyn stated that staff's recommendation is not to approve the request due to a lack of unique circumstances or hardships that were not created by the petitioner.

D. Hudson asked if the current position of the garage caused any harm or was a hazard. T. Wegrzyn said it did not block or inhibit the alley, but that there could be light, air, and bulk implications for neighboring properties.

R. Jones asked if the garage entrance faced the north. J. Parker said it does face north. R. Jones asked if it would be difficult to enter the garage with that orientation.

R. Jones asked if the neighbors have made any comments. J. Parker said they asked for the neighbor's permission to build off of their fence.

R. Jones said her concern is if a future neighbor would have concern with the location of the garage.

V. Gibbs asked what the repercussions would be if the petition was denied. T. Wegrzyn said if City Council denied the petition, the enforcement case for the garage being constructed without a permit would resume and the violations would have to be corrected. V. Gibbs said she personally did not see an issue with the garage being the same distance from the alley as other grandfathered garages.

T. Wegrzyn stated that the other referenced garage, at 1211 Lincoln St, was constructed in 1920.

R. Jones asked if the majority of the garages there were set too close to the property line. T Wegrzyn stated that staff have not reviewed surveys for the other properties so could not definitively say.

D. Hayes stated they submitted photos of all of the garages to the north and south, and their estimation is that 85-90% of the garages would not be more than 5 feet from the property lines.

Motion by V. Gibbs, seconded by D. Hudson to recommend approval of PZC2026-07 regarding the petitions by Be Spoiled, LLC for Variations at 1210 Park Ave.

Ayes: V. Gibbs, D. Hudson

Nays:

Abstain: A. Douglass, R. Jones

Absent: J. Franklin, G. Jackson, A. Jackson

Motion failed (2-0)

Motion by A. Douglass, seconded by D. Hudson to continue PZC2026-07 regarding the petitions by Be Spoiled, LLC for Variations at 1210 Park Ave to June 9 at 6:00pm at North Chicago City Hall, 1850 Lewis Ave, North Chicago.

Ayes: A. Douglass, D. Hudson, V. Gibbs, R. Jones

Nays:

Abstain:

Absent: J. Franklin, G. Jackson, A. Jackson

Motion passed (4-0)

Motion by V. Gibbs, seconded by A. Douglass to open the public hearing for PZC2026-07 regarding the petitions by Acorn Homes, LLC for Variations at 1105 Jackson St.

Ayes: V. Gibbs, A. Douglass, D. Hudson, R. Jones

Nays:

Abstain:

Absent: J. Franklin, G. Jackson, A. Jackson

Motion passed (4-0)

I. Chenoweth stated city records indicated that the property was constructed as a single-family home. There were no records on file with the city suggesting the conversion to two dwelling units was permitted by the city. The petitioner attests that the conversion was done properly many years ago and is requesting variations from the lot width and lot area standards for a two-unit attached residence to permit the property to remain as-is.

I. Chenoweth showed aerial photographs of the property and summarized the zoning districts found in the immediate vicinity.

Gillian Derbyshire, president of Acorn Homes, LLC, presented on behalf of the petitioner. G. Derbyshire summarized their history living and developing properties in North Chicago.

G. Derbyshire stated the property was properly built out with a second-floor unit with an exterior staircase to access the upstairs unit that had been widened with dormers.

V. Gibbs asked if the units had entrances from both the front and rear. G. Derbyshire replied that the first-floor unit had entrances from both front and rear and the second-floor unit only had a rear entrance off the rear exterior staircase.

V. Gibbs asked if the second unit was allowed to only have one entrance staircase in the rear. T. Wegrzyn the structure was legal nonconforming.

R. Jones asked if there was a usable second floor prior to the work done to create the second dwelling unit. G. Derbyshire said there was not. R. Jones asked for clarification if two entrances per unit were required. I. Chenoweth stated each unit had to have its own exterior entrance, but the zoning code did not require multiple entrances for each unit.

Evan de la Cruz, neighboring property owner, gave public comment saying the subject property has been a two-unit since at least 1961.

T. Wegrzyn stated staff recommend approval of the case based on the

evidence that the conversion to two units was permitted by the city at a prior time despite the lack of records. Staff support the petitioner going through the public hearing process to gain the necessary approvals and give the adjacent property owners an opportunity to testify and voice any concerns if they had them.

Motion by V. Gibbs, seconded by D. Hudson to recommend approval of PZC2026-07 regarding the petitions by Acorn Homes, LLC for Variations at 1105 Jackson St and to approve the Findings of Fact.

Ayes: V. Gibbs, D. Hudson, A. Douglass, R. Jones

Nays:

Abstain:

Absent: J. Franklin, G. Jackson, A. Jackson

Motion passed (4-0)

Motion by A. Douglass, seconded by V. Gibbs to close the public hearing for PZC2026-07.

Ayes: A. Douglass, V. Gibbs, D. Hudson, R. Jones

Nays:

Abstain:

Absent: J. Franklin, G. Jackson, A. Jackson

Motion passed (4-0)

VI. Questions and Comments

VII. Public Commentary

None.

VIII. Other Business

a. City/Staff Updates

T. Wegrzyn stated that the Food Truck Festival will be on May 28th on Lewis Ave outside City Hall. Construction has begun on the Compass Travel Center. A market study for the Sheridan Crossing site is almost done and the soil remediation of the site is over halfway done. Staff are working on a non-residential appearance code and are in the process of selecting a consultant to help create a Unified Development Ordinance

to replace the current zoning ordinance.

IX. Adjournment

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

Ayes: V. Gibbs, A. Douglass, D. Hudson, R. Jones

Nays:

Abstain:

Absent: J. Franklin, G. Jackson, A. Jackson

Motion Passed (4-0)

The meeting adjourned at 7:24 P.M.